



# MAGGS & ALLEN

96 SANDRINGHAM ROAD  
BRISLINGTON, BRISTOL, BS4 3PP

**Guide Price: £235,000+**

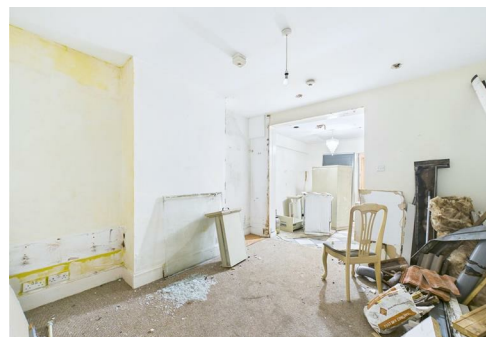
- 23 April LIVE ONLINE AUCTION
- Substantial end-terraced period property
- Arranged as 2 x 1-bedroom self-contained flats
- Scope to significantly add value through refurbishment
- Substantial double garage to the rear
- Potential for conversion back to a family house



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 April 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

TWO SELF-CONTAINED FLATS FOR RENOVATION WITH LARGE GARAGE TO THE REAR

## DESCRIPTION

A fantastic opportunity to purchase an end of terrace period property arranged as two self-contained flats, with a substantial double garage to the rear. The property is situated on a popular residential street in Brislington, within walking distance to local amenities on Sandy Park Road. The property offers scope to significantly add value with a complete refurbishment and could be retained as two separate flats or converted back to a single family house, subject to consents.

A superb prospect for investors, developers and builders looking for a break-up opportunity or rental investment in a high-demand area.

## LOCATION

Situated in the popular residential area of Brislington, this property benefits from a convenient position with easy access to the city centre. The area offers a range of local amenities including shops, schools, and cafés, as well as nearby green spaces such as Arnos Court Park and Nightingale Valley. There are good transport links via the A4 Bath Road providing direct routes into Bristol City centre and towards Bath, making it an ideal location.

## BREAK-UP OPPORTUNITY

If the flats and rear garage were renovated and sold separately, we would anticipate the following resale values:

Ground Floor Flat: £235,000

First Floor Flat: £200,000

Garage: £35,000

GDV: £470,000

## ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

## COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

First Floor Flat - D

Ground Floor flat - E

## TENURE

Please refer to the legal pack for confirmation.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

## PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

## RENTAL ESTIMATES

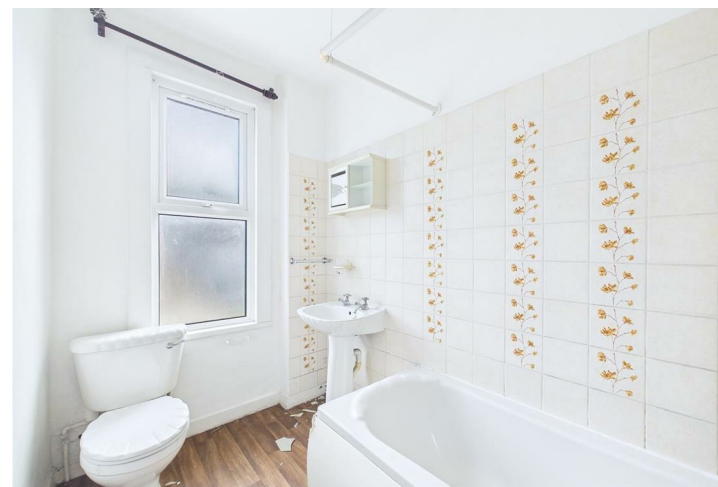
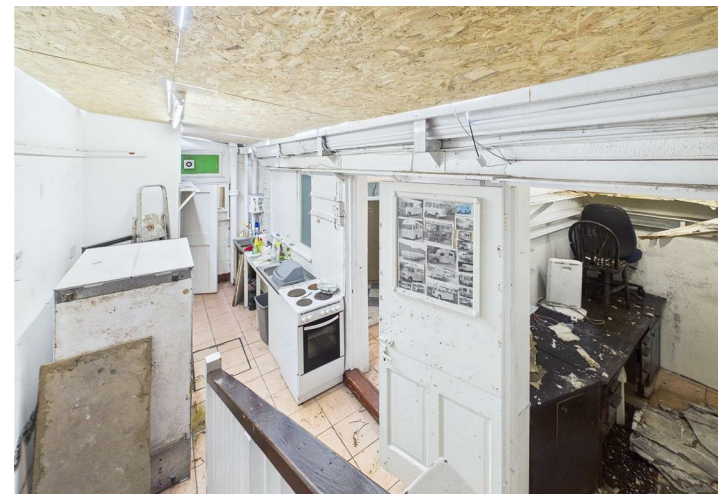
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

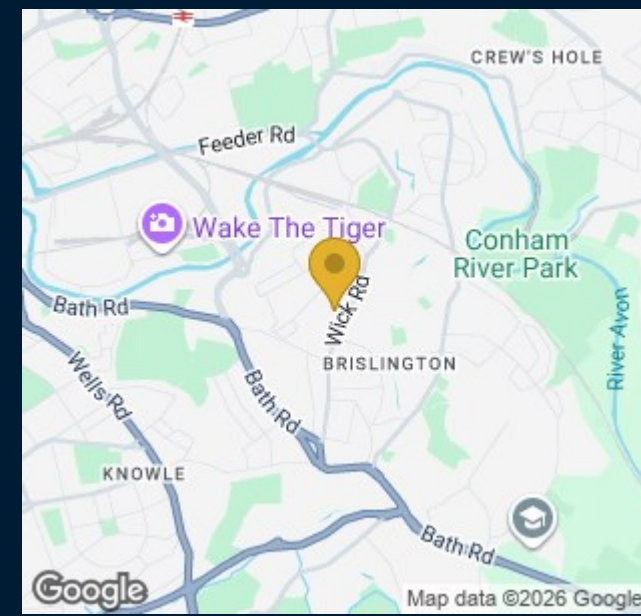
## AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

## LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Approximate total area<sup>®</sup>  
 1379 ft<sup>2</sup>  
 128.3 m<sup>2</sup>

Reduced headroom  
 1 ft<sup>2</sup>  
 0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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