

# MAGGS & ALLEN

38 NEW CHELTENHAM ROAD  
KINGSWOOD, BRISTOL, BS15 1TJ



AUCTION GUIDE £205,000

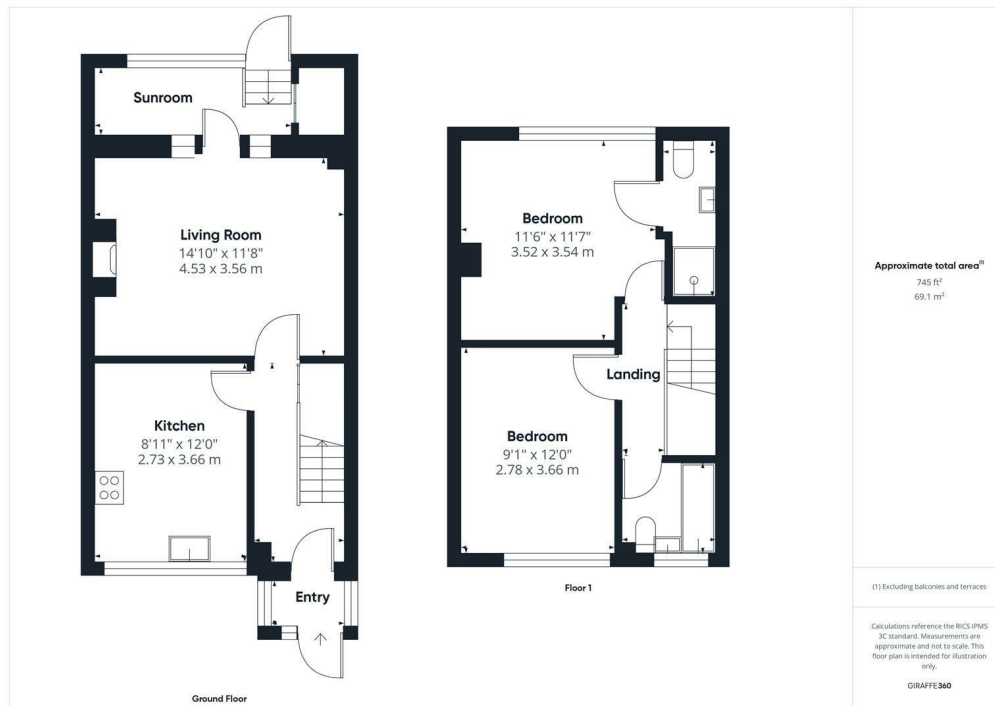
An end-terraced 2 double bedroom house in need of some updating. The property offers spacious living accommodation with 2 double bedrooms and an en-suite to the main bedroom. There is a private rear garden, off street parking to the front and a garage to the rear. An excellent family house or buy to let investment.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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# 38 NEW CHELTENHAM ROAD, KINGSWOOD, BRISTOL, BS15 1TJ



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 July 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SOLD FOR £190,000 TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING

## DESCRIPTION

A spacious 2-Bedroom semi-detached house with garden, parking and rear garage – Ideal Family Home or Buy To Investment.

This generously sized 2 double bedroom semi-detached house features spacious living accommodation, 2 double bedrooms including an en-suite to the main bedroom and a family bathroom, making it perfect for families or sharers.

Outside, you'll find a private rear garden, ample off-street parking to the front and a rear garage. This is an excellent family house or perfect buy to let investment purchase.

## LOCATION

Kingswood is a popular urban area in South Gloucestershire on the eastern border of Bristol. It is located near to the A420 with convenient access to both Bristol and Bath. Kingswood has its own High Street and shopping precinct with many local shops, facilities and amenities. Bristol city centre is within 4 miles and Bath is 12.5 miles away. This suburb of the city is proving popular with buyers and a growth area for quality and excellent value property.

## ACCOMMODATION

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

## TENURE

Please refer to the legal pack.

## COMPLETION

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

## 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.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## 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).

## \*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.

## 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.



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.