



MAGGS & ALLEN

2 ELMHURST AVENUE
EASTVILLE, BRISTOL, BS5 6QJ

Guide Price: £450,000+

- SOLD FOR £480,000
- Substantially extended semi-detached house
- Arranged as an 8-bedroom HMO
- Potential rental income in the region of £62,400 PA
- Quiet residential cul de sac just off Fishponds Road
- 8-week completion



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

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 26 June 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £480,000

DESCRIPTION

A significantly extended semi-detached property currently configured as an 8-bedroom House in Multiple Occupation (HMO), generating an impressive £52,800 per annum. Offered for sale with vacant possession, this property presents an exceptional opportunity to add value and boost rental returns, with the potential to achieve circa £62,800 per annum following cosmetic enhancements.

Well-positioned on a quiet residential cul-de-sac just off Fishponds Road, the property benefits from strong tenant demand and excellent access to local amenities and transport links. Additional features include off-street parking via a private driveway, and a low-maintenance rear garden – ideal for tenants and minimal upkeep.

This is a prime investment prospect for landlords seeking strong yields and future growth potential in a high-demand rental area.

LOCATION

The property is convenient located on Elmhurst Avenue opposite Ridgeway Cemetery. Easy access is provided to a wide range of local amenities on Fishponds Road and excellent transport links are provided to the M32 and city centre.

ACCOMMODATION

The ground floor accommodation comprises an entrance hall, an open-plan kitchen/dining/living room, three double bedrooms and a bathroom. On the first floor are four further bedrooms and a large bathroom whilst the converted loft space provides the final bedroom.

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

RENTAL DETAILS

The property is currently let producing a total rental income of £52,800 per annum but is to be sold with vacant possession. Following some cosmetic improvements, we would anticipate a market rent in the region of £62,800 per annum (£650 pcm per room).

TENURE

The property is for sale on a freehold basis with vacant possession.

COMPLETION

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

HMO LICENSING & PLANNING

An HMO licence for 8 people was granted on 14/01/2025.

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

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.

AUCTION OR BRIDGING FINANCE REQUIRED?

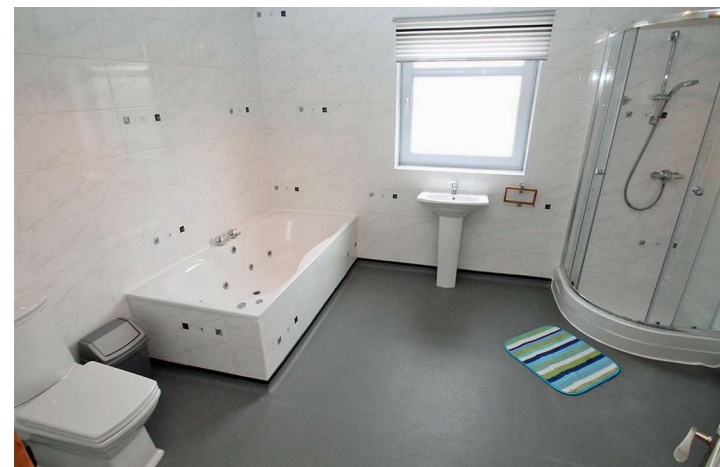
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

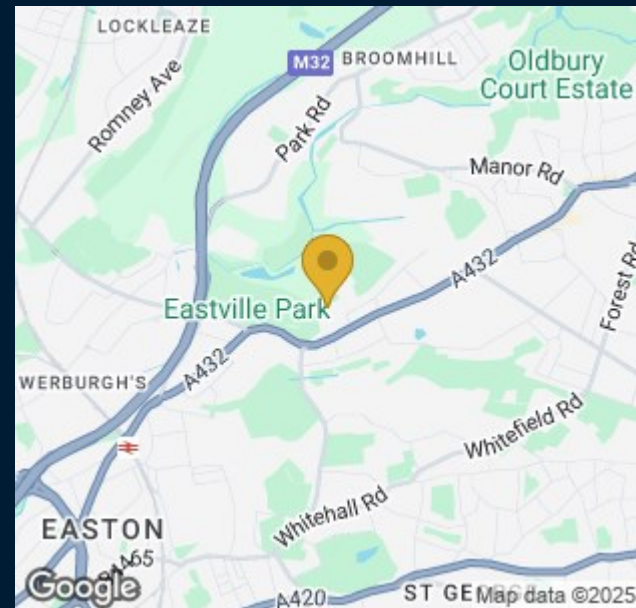
BUYER'S PREMIUM

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.

*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.





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.



2 ELMHURST AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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