



MAGGS & ALLEN

30 HIGH STREET

HANHAM, BS15 3DP

Guide Price: £240,000+

- 17 September LIVE ONLINE AUCTION
- Spacious 5-bedroom mid-terrace house
- Modern kitchen and two reception rooms
- Low-maintenance garden
- Basement storage room
- 8-Week completion



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

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www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SPACIOUS FIVE BEDROOM HOUSE

DESCRIPTION

This spacious 5-bedroom mid-terrace house is situated in the highly popular area of Hanham. Arranged over three floors, the property offers a modern kitchen and two reception rooms on the ground floor. The first and second floor comprise of five bedroom and a family bathroom. Externally and to the rear of the property there is a low-maintenance garden with rear access, and an additional basement storage room accessed for the garden. The property represents fantastic value for money for any private buyer looking for a substantial family home with room to add their own personal touch to. Additional, for any investor looking for a property in a fantastic rental areas and could be let to a family or converted to a HMO, subject to consents.

LOCATION

Situated on the popular High Street in Hanham, this property enjoys a convenient location with a wide range of local amenities right on the doorstep, including supermarkets, independent shops, cafés, restaurants and healthcare facilities. Families will appreciate the selection of well-regarded primary and secondary schools nearby, while commuters benefit from excellent transport links with regular bus services providing easy access to Bristol City Centre. The A4174 Ring Road is also within easy reach, offering convenient connections to the M32, M4 and M5 motorway networks. The nearby Avon Valley and Conham River Park provide scenic walking and cycling routes, while Hanham High Street offers a variety of local businesses and services.

ACCOMMODATION

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

TENURE

Please refer to the AUCTION LEGAL PACK.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 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.

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.

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 (£1,900 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.

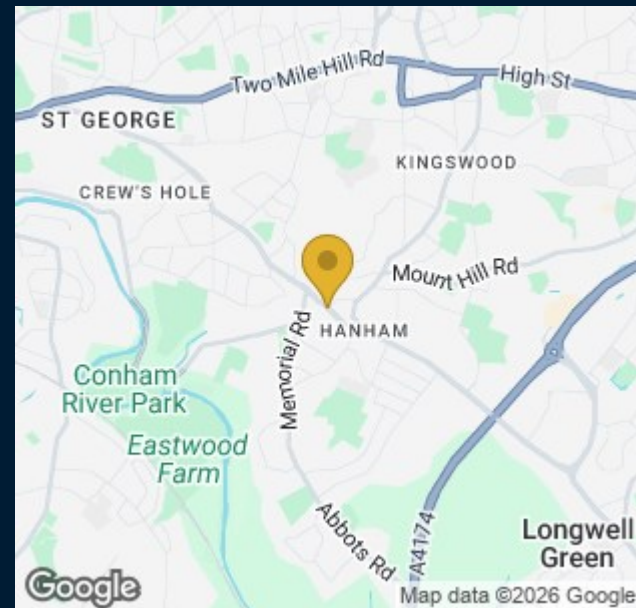
AUCTION OR BRIDGING FINANCE REQUIRED?

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

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.





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.

