



# MAGGS & ALLEN

30 AVONVALE ROAD  
REDFIELD, BRISTOL, BS5 9RL

**Guide Price: £215,000+**

- 20 May LIVE ONLINE AUCTION
- Victorian House
- In need of refurbishment
- 3 Bedrooms
- 2 Reception Rooms
- Close to Church Road & St Georges Park
- Perfect project



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 20 May 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

3 BEDROOM HOUSE IN NEED OF REFURBISHMENT

## DESCRIPTION

A substantial three-bedroom Victorian property requiring refurbishment, offering excellent potential for value uplift. The accommodation comprises two generous reception rooms, a separate kitchen, three well-sized bedrooms, and a large family bathroom—providing a flexible layout suited to reconfiguration or modernisation.

Located just moments from the ever-popular Church Road, the property benefits from strong local demand, with a wide range of independent shops, cafés, and amenities nearby. The area is well-connected to Bristol city centre and continues to see consistent growth, making it attractive to both tenants and owner-occupiers.

An ideal opportunity for investors or developers seeking a refurbishment project in a high-demand rental area, with scope to add significant value and achieve strong resale or rental returns.

## LOCATION

Located in the ever-popular area of Redfield, this property enjoys a prime position close to the vibrant high street of Church Road, offering a wide range of local shops, cafés, and amenities. Popular nearby spots include Red Church, Bristol Loaf, and The Lock-Up.

Green spaces are a real highlight, with St George's Park just 0.3 miles away, Netham Park right around the corner, and Troopers Hill nearby—ideal for walks and outdoor leisure.

The area is well-served by a range of nursery, primary, and secondary schools, making it appealing for families. For commuters and cyclists, there are excellent transport links including access to the Bristol & Bath Railway Path, regular bus routes to and from the city centre, and Lawrence Hill railway station within easy reach.

## ACCOMMODATION

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

## COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## TENURE

Understood to be Freehold, please refer to the Auction Legal Pack for confirmation.

## 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.

## 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 (£1,800 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.

## RENTAL ESTIMATES

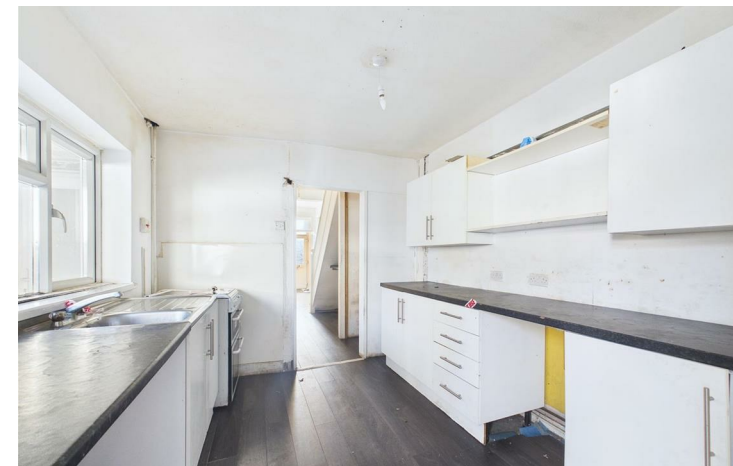
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

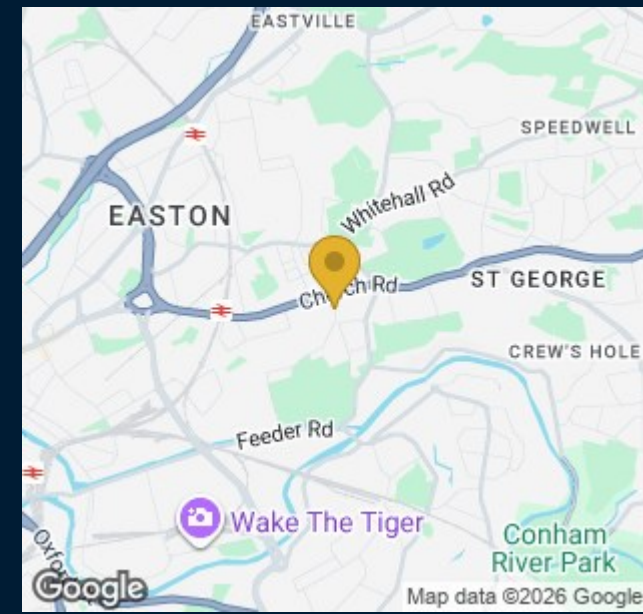
## AUCTION OR BRIDGING FINANCE REQUIRED?

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>m</sup>  
 988 ft<sup>2</sup>  
 91.7 m<sup>2</sup>

Reduced headroom  
 11 ft<sup>2</sup>  
 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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