



MAGGS & ALLEN

130 MEMORIAL ROAD
HANHAM, BRISTOL, BS15 3LQ

Guide Price: £230,000+

- SOLD PRIOR - 24 July LIVE ONLINE AUCTION
- Three-bedroom terraced house for modernisation
- Off-street parking and south-westerly facing garden
- Excellent scope to add value
- Additional loft room
- 6-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 24 July 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment

SUMMARY

SOLD PRIOR - EXCITING RENOVATION PROJECT IN A PRIME LOCATION IN HANHAM

DESCRIPTION

Positioned just moments from the open green space of Hanham Common, this three-bedroom mid-terraced home offers fantastic potential for those looking to modernise and add value. Ideally located for convenience, it's within easy reach of the local shops and amenities of Memorial Road and Hanham High Street.

The property features a private driveway providing off-street parking, a south-westerly facing rear garden and an additional loft room.

A superb opportunity for builders, developers, or private buyers seeking a project in a sought-after area with strong potential to add value.

LOCATION

The property is conveniently positioned on Memorial Road in Hanham. Families will appreciate the excellent nearby schools and green spaces such as Hanham Common and Conham River Park, ideal for weekend walks and outdoor activities. For commuters, there are convenient transport links to Bristol city centre, Bath, and the A4174 Ring Road.

ACCOMMODATION

The property comprises an entrance hall, living room, kitchen/dining room, WC and lean to on the ground floor. On the first floor are three bedrooms and a bathroom with separate WC and the second floor provides an additional loft room.

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

TENURE

The property is for sale on a freehold basis.

COMPLETION

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

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

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.

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.

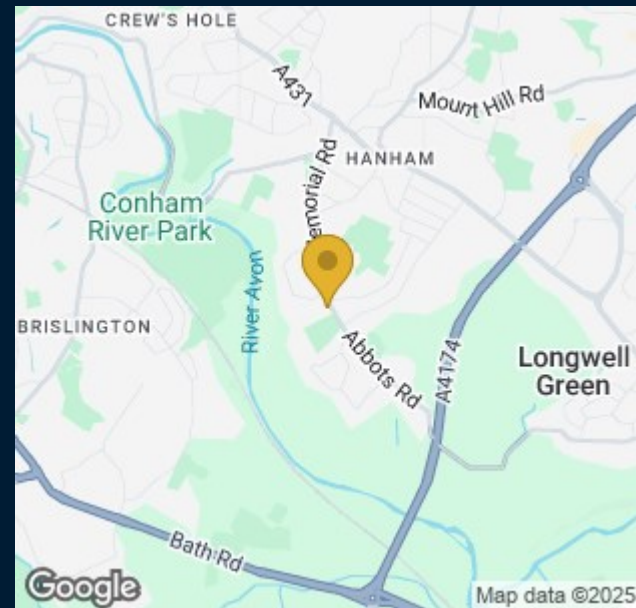
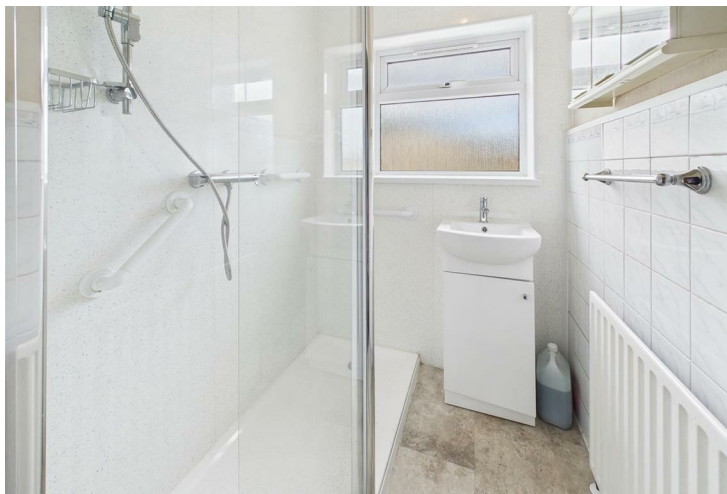
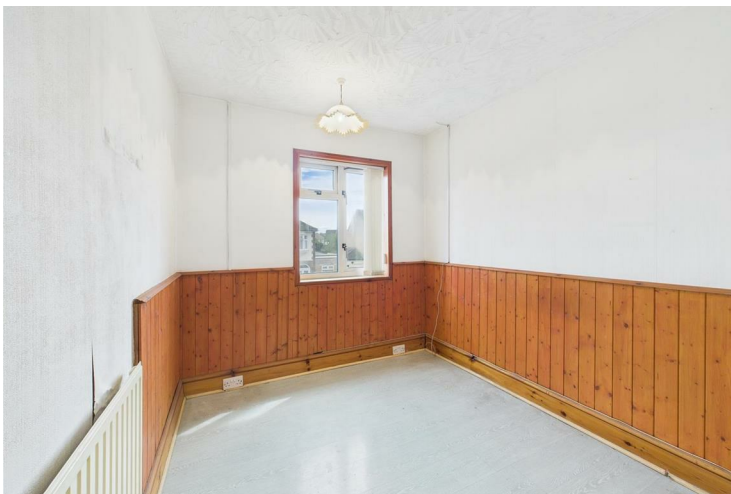
PRELIMINARY DEPOSITS

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

If you 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.

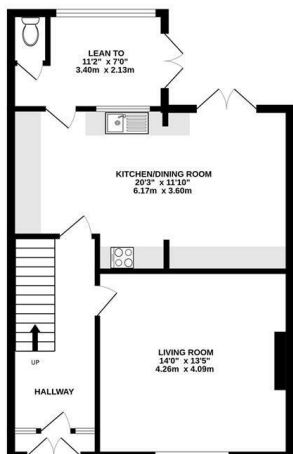
RENTAL ESTIMATES



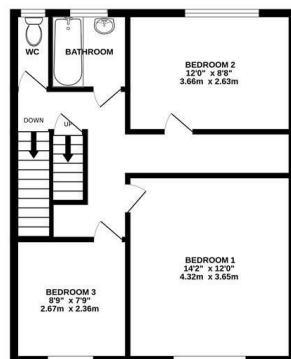


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.

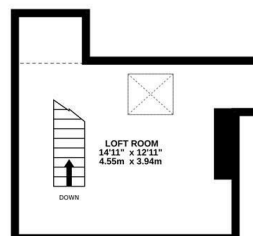
GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



130 MEMORIAL ROAD

TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

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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