

# MAGGS & ALLEN

GARAGE REAR OF 22 UPPER CRANBROOK ROAD  
WESTBURY PARK, BRISTOL, BS6 7UN



Guide Price: £20,000 - £30,000

SOLD FOR £48,000

This single lock-up garage is located to the rear of Upper Cranbrook Road in Westbury Park, a residential location bordering both Henleaze and Redland. Accessed down a secure gated lane, the garage is situated within a rank of 7 garages and features an up and over door. This garage will be of interest to local residents, garage investors and builders. Ideal for secure storage or parking, in a location where garages rarely come up for sale. Located to the rear of 22 Upper Cranbrook Road in Westbury Park, the garage is positioned in a quiet residential area that borders both Henleaze and Redland. Easy access via Coldharbour Road and Linden Road/ Cranbrook Road.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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# GARAGE REAR OF 22 UPPER CRANBROOK ROAD, WESTBURY PARK, BRISTOL, BS6 7UN

GROUND FLOOR  
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA: 136 sq.ft. (12.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The site plan, floor plan and photographs are provided for illustrative purposes only and should not be relied upon for any purpose other than to provide a general impression of the property and its location. The information is provided as is and is subject to change without notice.

## FOR SALE BY AUCTION

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

## VIEWINGS

By appointment.

## SUMMARY

SOLD FOR £48,000 SINGLE LOCK-UP GARAGE IN WESTBURY PARK

## DESCRIPTION

This single lock-up garage is located to the rear of Upper Cranbrook Road in Westbury Park, a residential location bordering both Henleaze and Redland. Accessed down a secure gated lane, the garage is situated within a rank of 7 garages and features an up and over door. This garage will be of interest to local residents, garage investors and builders. Ideal for secure storage or parking, in a location where garages rarely come up for sale.

## LOCATION

### GARAGE DIMENSIONS

Width: 8'3"

Depth: 16'5"

### COMPLETION

Completion for this lot will be 4-weeks from exchange of contracts or sooner by mutual agreement.

### TENURE

Understood to be freehold. Please refer to the online legal pack for confirmation.

### SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

## 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.

## \*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.

## 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)



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.