



# MAGGS & ALLEN

58 CHURCHILL ROAD  
BRISLINGTON, BRISTOL, BS4 3RW

**Guide Price: £295,000+**

- 12 February LIVE ONLINE AUCTION
- Three-bedroom Victorian terraced house in need of refurbishment
- Scope for a rear extension and loft conversion, subject to consents
- Generous rear garden offering potential for off-street parking, garage or home office
- Popular Brislington location close to Sandy Park Road and A4 links to Bristol and Bath
- 8-week completion



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 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

SPACIOUS 3-BEDROOM VICTORIAN HOUSE with LARGE GARDEN FOR REFURBISHMENT

#### DESCRIPTION

An attractive double-bayed three-bedroom Victorian terrace offering spacious and well-balanced accommodation throughout. Situated in a highly sought-after location close to Sandy Park Road, the property presents an exciting opportunity for refurbishment with huge scope to add value.

The property comprises two generous reception rooms, a kitchen, utility room and ground-floor WC, with three bedrooms and a family bathroom on the first floor. There is excellent potential to increase the living accommodation through a loft conversion and/or a rear extension, subject to the necessary consents.

Externally, the house is set back from the road behind a mature front garden and enjoys a large rear garden. The rear lane provides scope for off-street parking, with a number of neighbouring properties having successfully added garages or home offices.

This property presents an outstanding opportunity for builders, developers or owner-occupiers seeking a rewarding project with significant potential for added value.

#### LOCATION

Situated on Churchill Road in Brislington, the property is conveniently located close to a range of local shops and amenities, with further retail facilities available at nearby Avonmeads and Sainsbury's. Excellent transport links to Bristol city centre and Bath are provided via the A4 Bath Road.

#### ACCOMMODATION

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

#### TENURE

Understood to be Freehold. Please refer to the legal pack for confirmation.

#### AERIAL PLAN

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

#### COMPLETION

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

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

#### 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@maggssandallen.co.uk](mailto:lettings@maggssandallen.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@maggssandallen.co.uk](mailto:admin@maggssandallen.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

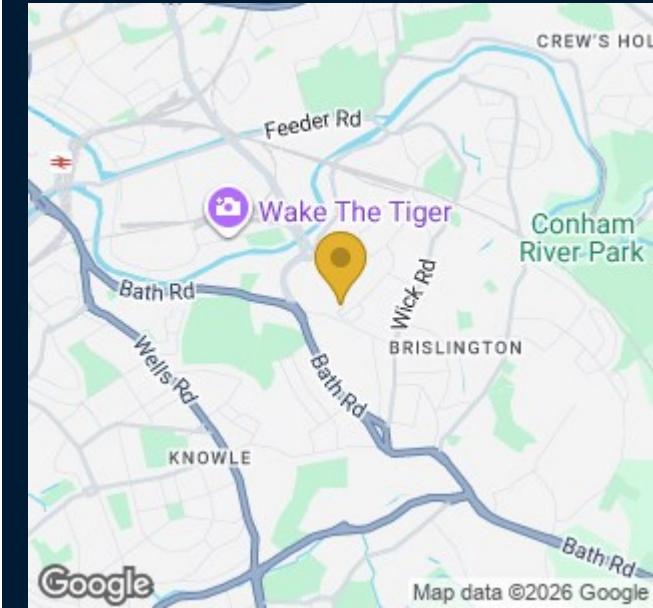
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If 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.





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>(1)</sup>

1072 ft<sup>2</sup>  
99.6 m<sup>2</sup>

Reduced headroom  
1 ft<sup>2</sup>  
0.1 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.

GIRAFFE360



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