

MAGGS & ALLEN

78 KEYS AVENUE
HORFIELD, BRISTOL, BS7 0HJ



AUCTION GUIDE £325,000

A spacious and well-maintained three-bedroom end-terraced home, situated in a popular and convenient location in Horfield within close proximity to Gloucester Road and its range of shops, cafés and amenities. The accommodation offers two reception rooms, a kitchen overlooking the rear garden, three double bedrooms and a family bathroom. Externally, the property benefits from a large garden, driveway parking and a garage to the rear. The property presents clear potential for personalisation, and the opportunity to add value through light modernisation. There is scope for further development or conversion of the cellar, which spans the full length of the property (subject to the necessary consents), as seen in neighbouring homes.

This is a fantastic opportunity to acquire a spacious and versatile family home in a popular residential area of Bristol.

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78 KEYS AVENUE, HORFIELD, BRISTOL, BS7 0HJ



FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 April 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SPACIOUS THREE-BEDROOM END-TERRACED HOUSE WITH GARAGE

DESCRIPTION

A spacious three-bedroom end-terraced home with a large garden, garage, and cellar, located on a popular residential street in Horfield, within walking distance of Gloucester Road's amenities.

The ground floor offers two bright and versatile reception rooms, a wide and welcoming hallway, and a kitchen overlooking the rear garden. Upstairs there are three well-proportioned double bedrooms and a family bathroom. A substantial cellar spans the full length of the property and offers excellent potential for conversion to additional living space (subject to the necessary consents). To the front, a driveway provides off-street parking for two vehicles, with a garage to the rear offering further parking or potential for additional garden space.

This well-maintained property provides buyers with the chance to add value through modernisation and personalise the home to their taste. It represents an excellent opportunity to acquire a spacious and adaptable family home in a highly sought-after area of Bristol.

LOCATION

Set in the popular Horfield area, close to Gloucester Road's lively mix of shops, cafés, and restaurants. With great transport links and nearby green spaces, it's a convenient and well-connected location.

ACCOMMODATION

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

COMPLETION

Completion for this lot will be 8 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 legal pack for confirmation.

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.

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

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

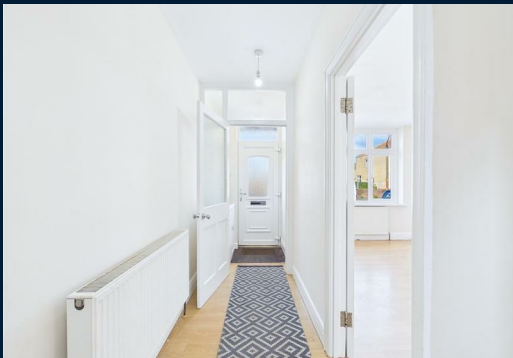
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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



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.