

# MAGGS & ALLEN

17 LYNDALE ROAD  
ST GEORGE, BRISTOL, BS5 7AA



AUCTION GUIDE £350,000 SOLD FOR £385,000

An attractive three-bedroom mid-terraced house spread over three floors, located directly opposite St George Park. Offering a private rear garden and balcony, the property requires updating and presents excellent potential to add value. Ideally suited for first-time buyers, investors, or developers looking to create a stunning family home or rental. Situated in the popular St George area, it's close to local amenities, schools, and transport links, just a short distance from Bristol city centre.

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# 17 LYNDALE ROAD, ST GEORGE, BRISTOL, BS5 7AA



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 July at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SOLD FOR £385,000 ATTRACTIVE THREE BEDROOM MID-TERRACED HOUSE FOR UPDATING

## DESCRIPTION

An attractive three-bedroom mid terraced house with private rear garden and balcony located directly opposite St George Park. Covering three floors, the property is in need of updating and presents huge scope to add value. Perfect for private and first time buyers, investors, or developers looking to transform this property back into a gorgeous family home or rental.

## LOCATION

Located in St George, this property offers easy access to local shops, parks, and transport links, and is just a short distance from Bristol city centre. The area is popular with families and professionals alike, thanks to nearby amenities schools.

## 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.

## HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## TENURE

The property is believed to be freehold, please refer to the online 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](mailto: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](mailto: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

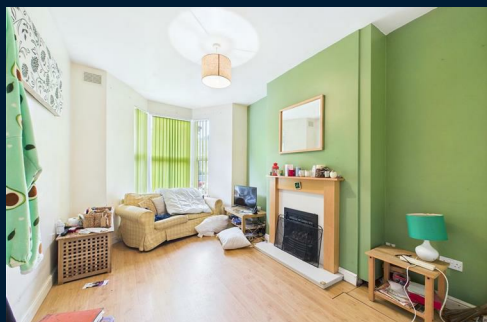
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the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