



# MAGGS & ALLEN

36 EFFINGHAM ROAD  
ST ANDREWS, BRISTOL, BS6 5BJ

**Guide Price: £325,000+**

- 24 July LIVE ONLINE AUCTION
- Spacious 3-bedroom maisonette (approx. 1,204 ft²)
- Reduced price for Auction - Previously marketed at £500k
- Parking space and private rear garden
- Sought-after location near St Andrews Park
- Ideal for investors and private buyers
- 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 24 July 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment

#### SUMMARY

SUBSTANTIAL 3-BEDROOM MAISONETTE WITH PRIVATE GARDEN AND PARKING

#### DESCRIPTION

A generously proportioned 3-bedroom maisonette arranged over the first and second floors of this attractive period property, situated just seconds from St Andrew's Park. The well-presented accommodation is accessed via its own private entrance hall and retains a wealth of period features. The high ceilings and large sash windows drench the maisonette with an abundance of natural light and the well-planned accommodation includes a generous living room, a modern kitchen and bathroom, and three well-sized bedrooms – including a stunning master suite occupying the converted loft space. Externally, there is an allocated parking space to the front and the private rear garden accessed at the side of the building.

The location and size of the property present a superb opportunity for private buyers and investors alike.

#### LOCATION

St Andrew's is a sought-after residential area of Bristol conveniently situated close to local shops, cafes, and restaurants, as well as the popular St Andrew's Park. The area is well-connected to the rest of Bristol via public transport and is also known for its vibrant cultural scene, with several events and festivals taking place throughout the year such as the Bristol International Balloon Fiesta. With its picturesque streets, friendly community, and convenient location, St Andrew's is a popular choice for young professionals, families and students.

#### ACCOMMODATION

The property is accessed via its own private entrance at the front of the building, which leads to a generous entrance hall with feature stained glass windows and ample storage space. Stairs lead to the first floor accommodation comprising a bay-fronted living room, two bedrooms, a modern kitchen/diner and bathroom. On the top floor is a generous master bedroom with eaves storage and utility cupboard.

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

#### ADDITIONAL INFORMATION

We understand the main roof was replaced in 2021 and a new boiler was installed in 2022.

#### POTENTIAL RENTAL INCOME

If HMO consent can be obtained, we would anticipate a market rent in the region of £2,500 pcm (£30,000 per annum).

#### TENURE

The property is to be sold on a leasehold basis with approximately 847 years remaining. We understand there is a ground rent payable of £5.50 per year. Please refer to the online legal pack for confirmation and a copy of the lease.

#### COMPLETION

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

#### 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.

#### 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](mailto: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](mailto:lettings@maggsandallen.co.uk).

#### \*GUIDE PRICE

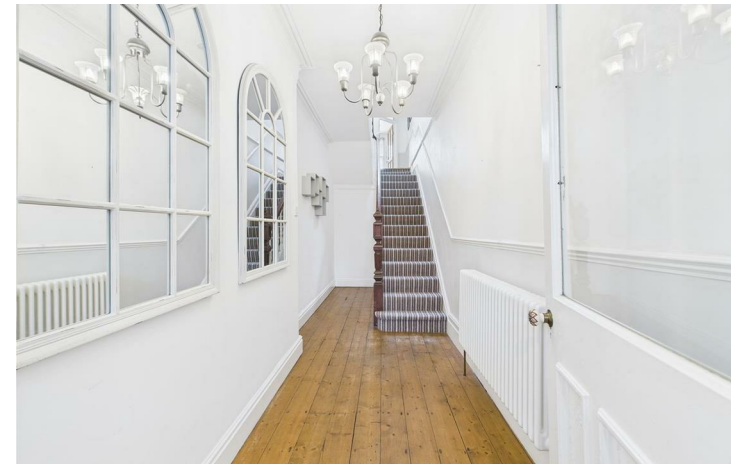
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

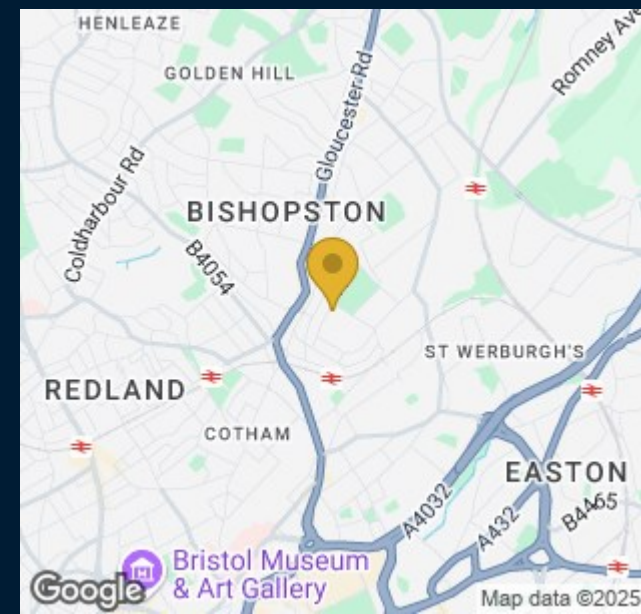
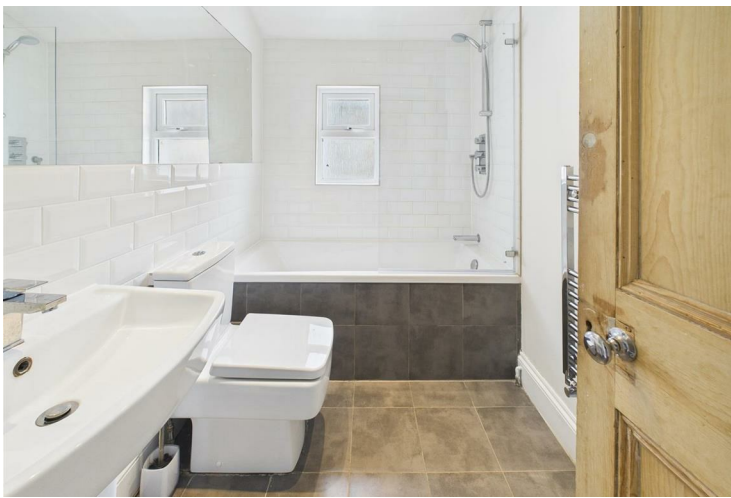
#### RESERVE PRICE

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.

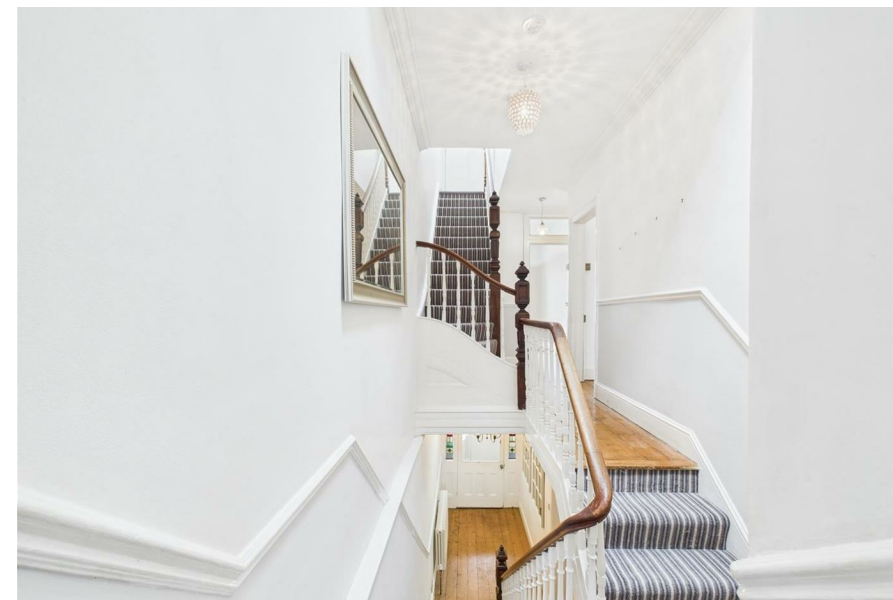
#### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

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.





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.



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