



# MAGGS & ALLEN

21 LODORE ROAD  
FISHPONDS, BRISTOL, BS16 2DH

**Guide Price: £395,000+**

- 23 July LIVE ONLINE AUCTION
- Substantial Victorian end of terrace house
- 4 Bedrooms / 3 Receptions / 2 Bathrooms
- Generous corner plot with garage and parking space
- Quiet residential street in desirable location
- Close to Thingwall Park
- 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 23 July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SUBSTANTIAL FOUR-BEDROOM VICTORIAN HOUSE WITH LARGE PLOT & GARAGE

## DESCRIPTION

A substantial Victorian four-bedroom end of terrace house (approx. 1,257 ft<sup>2</sup>) offering generous accommodation throughout and retaining plenty of character and potential. In need of some updating, this attractive property presents an excellent opportunity for buyers looking to create a substantial family home in a sought-after Bristol location.

The accommodation comprises three well proportioned reception rooms, a separate kitchen, four large bedrooms, and two bathrooms. Externally, the property benefits from a good-sized rear garden, along with the added advantage of a garage and off-road parking.

Situated on Lodore Road, a quiet residential street in desirable location close to Thingwall Park. The property is conveniently positioned close to local shops, cafés, schools, and excellent transport links, with easy access to Bristol City Centre and the Bristol & Bath Railway Path.

## LOCATION

Situated in the popular and well connected area of Fishponds, this property is ideally located for a range of local amenities, highly regarded schools, cafés, and shops. Fishponds Road offers excellent transport links into Bristol City Centre and easy access to the Bristol & Bath Railway Path. Nearby green spaces include Eastville Park and Oldbury Court Estate, making the area popular with families and professionals alike.

Lodore Road is a quiet residential street predominantly made up of attractive Victorian properties, offering a blend of character and convenience.

## 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.

## TENURE

Please refer to the Auction Legal Pack.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## 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

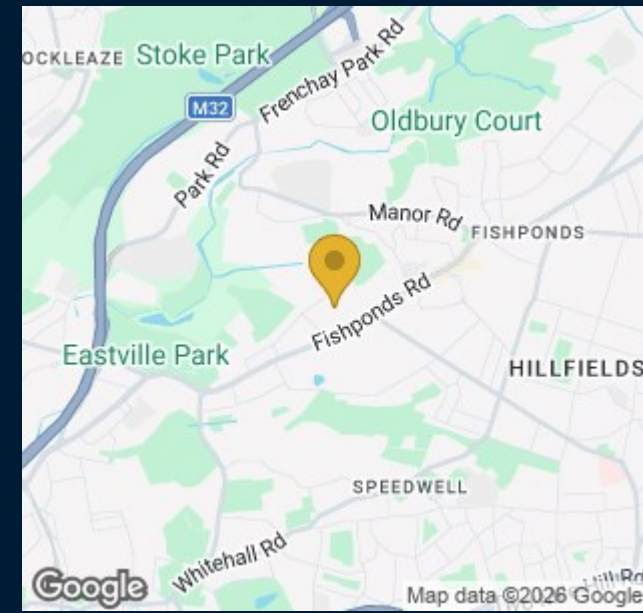
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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

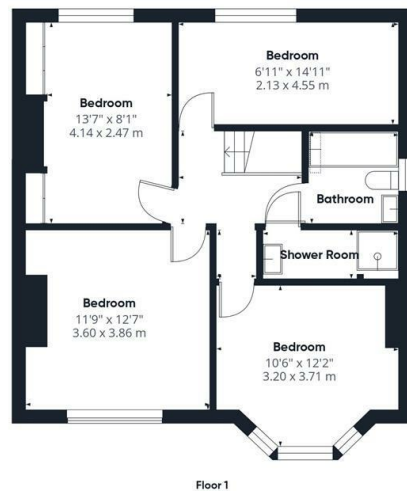
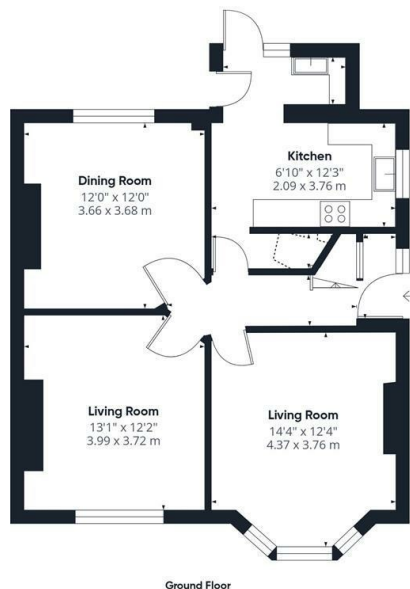
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.





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>m</sup>  
1257 ft<sup>2</sup>  
116.8 m<sup>2</sup>

Reduced headroom  
6 ft<sup>2</sup>  
0.5 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.

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