



34B COLDHARBOUR ROAD
REDLAND, BRISTOL, BS6 7NA

Auction Guide £180,000+

- SOLD FOR £180,000 - July Auction
- Large Garden Flat
- 2 Double Bedrooms
- Huge open plan living/dining room
- Off Street Parking
- Private South Facing Rear Garden
- Detached office/workshop



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Auction Guide £180,000+

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

SOLD FOR £180,000 LARGE 2 DOUBLE BEDROOM GARDEN FLAT WITH OFF STREET PARKING

DESCRIPTION

Large garden flat situated in a highly sought after location in Redland.. The spacious accommodation is arranged as 2 double bedrooms with kitchen through to large open plan living/dining room providing access to the private South Facing rear garden. The property also benefits from a detached workshop/home office which is accessed from the garden and to the front there is off street parking. The property is situated just off Coldharbour and is accessed from St Oswalds Road.

LOCATION

Highly sought after location within walking distance of Durdham Downs. Very convenient for all amenities on Coldharbour Road and Waitrose in Henleaze. The property is situated on the corner of Coldharbour Road and St Oswalds Road. Access to the flat is obtained from St Oswalds Road and the property benefits from off street parking.

ACCOMMODATION

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

GARDEN FLAT

This spacious flat comprises large open plan living/dining room that leads to the kitchen area. There are 2 double bedrooms and a bathroom.

OUTSIDE

To the front of the property is off street parking and to the rear is a private South facing garden. Plus a detached office/workshop which is access from the garden.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

TENURE

Leasehold. Further information to be found in the legal pack.

LENGTH OF LEASE

Please refer to the legal pack.

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 £1,500 plus VAT (£1,800 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.

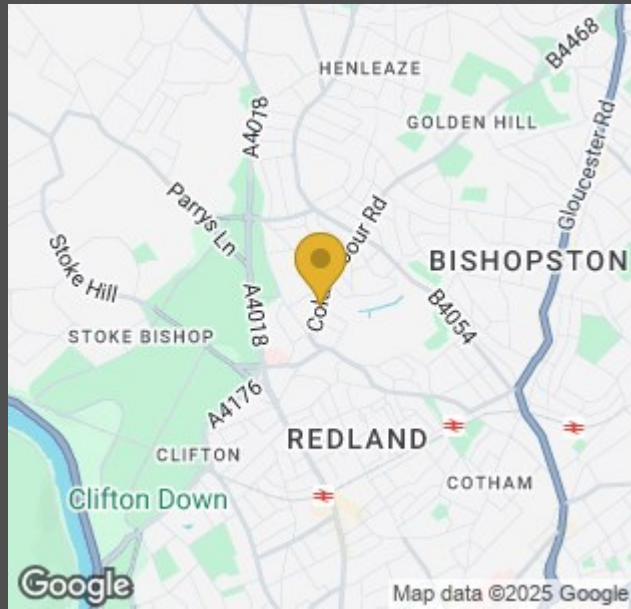
RESERVE PRICE

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

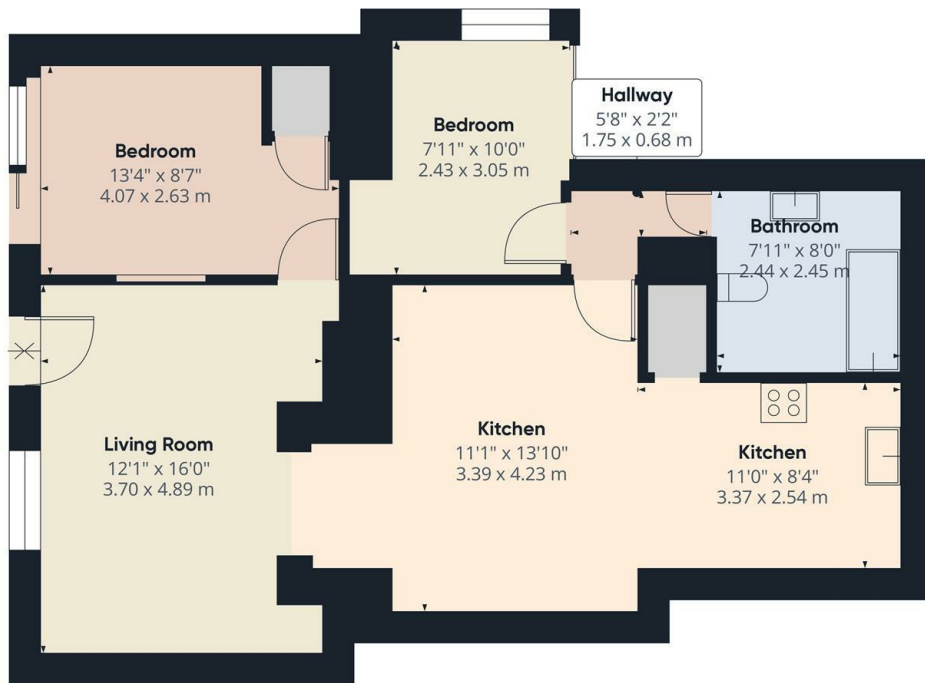
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility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





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⁽¹⁾
741.31 ft²
68.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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