

# MAGGS & ALLEN

12 WARMINSTER ROAD

ST WERBURGHS, BRISTOL, BS2 9UH

**Guide Price: £295,000+**

- 12 February LIVE ONLINE AUCTION
- Attractive Victorian terraced house for updating
- Great scope to add value through modernisation
- Potential to extend/convert the loft
- Private rear garden with patio and lawn
- 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 12 February 2026 at 6.00pm.

Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

VICTORIAN TERRACED HOUSE FOR UPDATING

#### DESCRIPTION

An attractive Victorian two-bedroom terraced house located on a highly sought-after road in the heart of St Werburghs. Requiring some modernisation, the property presents an exciting opportunity to enhance and add value, making it ideal for those looking to create a home tailored to their own style.

The loft space offers excellent potential for conversion (subject to consents), while the generous 30ft private rear garden provides further scope for a rear extension if desired.

A fantastic opportunity for builders, developers, or first-time buyers seeking a character property with significant potential to add value.

#### LOCATION

The property is situated on Warminster Road, a quiet residential street in the heart of St Werburghs. Excellent transport links are provided to the city centre and the area is known for its strong community spirit, eco-friendly initiatives and alternative culture. For families, Fairfield High and St Werburgh's Primary School are highly regarded, and the City Farm is a popular destination.

#### ACCOMMODATION

The ground floor comprises a spacious sitting room with bay window to the front and a generous kitchen/diner spanning the full width of the house to the rear, with door onto the garden. The first floor provides a spacious master bedroom, a second double bedroom and a bathroom with 3-piece suite.

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: C

#### TENURE

Understood 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@maggssandallen.co.uk](mailto:lettings@maggssandallen.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@maggssandallen.co.uk](mailto:admin@maggssandallen.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

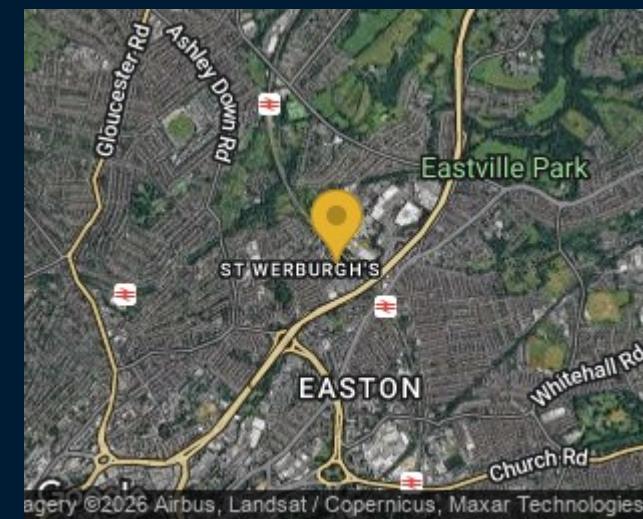
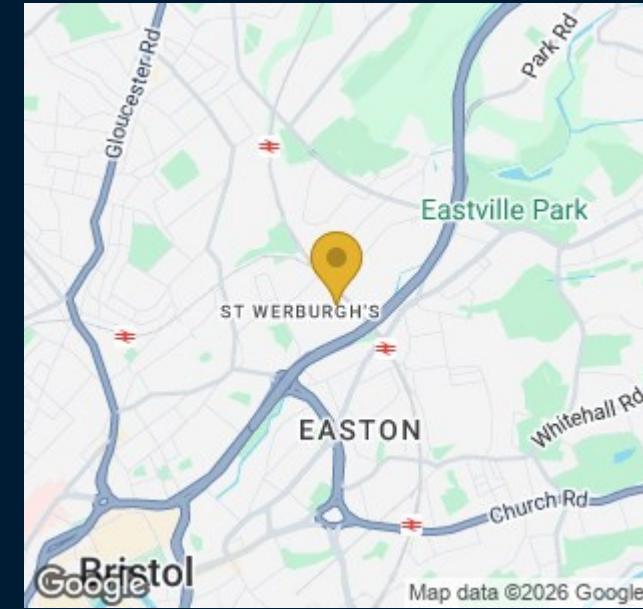
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.

#### RENTAL ESTIMATES

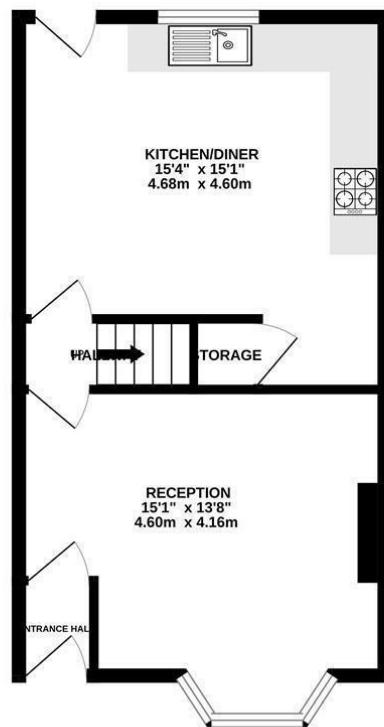
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.



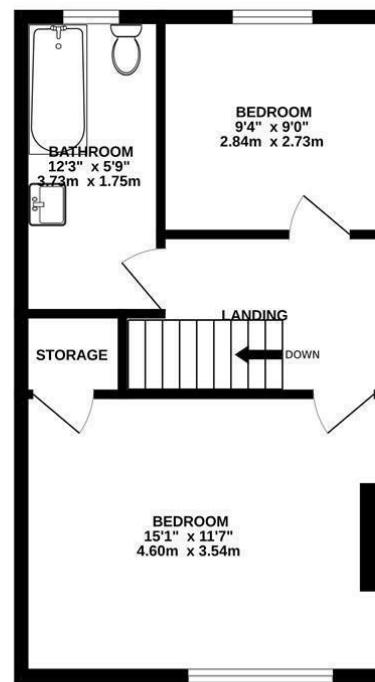


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GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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