

# MAGGS & ALLEN

24 GRATITUDE ROAD  
GREENBANK, BRISTOL, BS5 6EH



Guide Price: £375,000+

An attractive mid-terraced period house, situated on a popular road in Greenbank. The property benefits from a good-sized south-westerly facing rear garden.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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# 24 GRATITUDE ROAD, GREENBANK, BRISTOL, BS5 6EH



## 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

External viewing only at present - please contact the office on 0117 9734940 to register your interest in viewing.

## SUMMARY

WITHDRAWN PRIOR - PERIOD TERRACED HOUSE IN THE HEART OF GREENBANK

## DESCRIPTION

An attractive mid-terraced period house, situated on a popular road in Greenbank. The property benefits from a good-sized south-westerly facing rear garden.

## LOCATION

Gratitude Road is a peaceful terraced street offering a particularly tranquil spot within this popular and vibrant residential area of the city, situated between Greenbank Cemetery and the Bristol to Bath Cycle Path. Greenbank is renowned for its community spirit and boasts a wide array of local amenities that draw many visitors from outside the area. The M32 is easily accessible and the area is well connected to the city centre and beyond by bike, road and train. The area is also home to a number of Bristol's finest independent shops and eateries, including Thali Café, East Bristol Bakery, and The Garden of Easton.

## ACCOMMODATION

We have been unable to inspect the property internally.

## TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

## COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

## 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.

## 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)

## \*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 you 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.