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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

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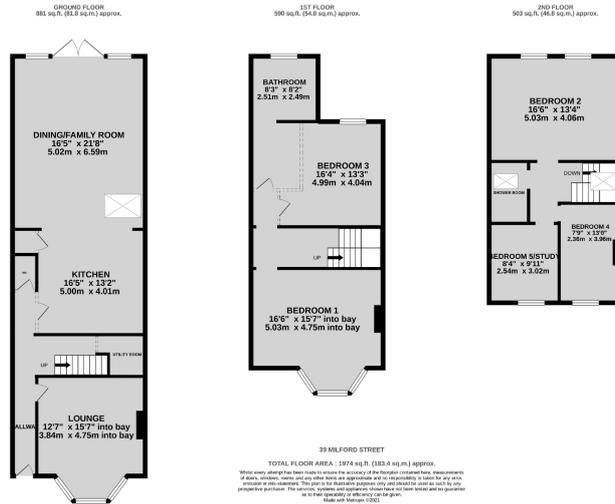
LOT 10 - 39 Milford Street, Southville, Bristol, BS3 1EE

For auction Guide Price £550,000 +

A rare opportunity to acquire an attractive and spacious three storey townhouse (approx. 1,974 sq ft), situated on what is possibly Southville's most sought after street. The property offers outstanding potential to create one of the most desirable homes in the area. Work has been commenced (with full planning approval and building control inspections) and now requires finishing to complete this 5-bedroom house (including 3 large doubles), 2 bath/shower rooms, and a large (590 sqft) block-built extension with vaulted ceiling providing what will become a delightful open plan kitchen/diner/living space. Within easy walking distance of Southville's North Street and the harbourside, the house additionally benefits from a good sized South facing garden and the added rarity of a large block-built garage/workshop. A superb opportunity for private buyers and developers looking to secure a fine family residence/investment in this sought after location.



LOT 10 - 39 Milford Street, Southville, Bristol, BS3 1EE



FOR SALE BY AUCTION

This property is due to feature in our online auction on 4th May 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

SUBSTANTIAL 5-BEDROOM RENOVATION PROJECT ON SOUTHVILLE'S MOST SOUGHT-AFTER STREET

DESCRIPTION

A highly impressive and substantial three storey period townhouse that offers the potential to create one of the most desirable homes in Southville. The property has space and scale in abundance and benefits from a level South facing rear garden, a large garage/workshop and a recently constructed 6.6m rear extension, which will become a stunning kitchen/dining/living space with vaulted ceiling and doors onto the rear garden. Works to the property have commenced and further works are now required to complete this superb project.

EXTENDED 8 WEEK COMPLETION AVAILABLE

LOCATION

The property is situated within the Milford Street "home zone" area adjacent to Southville Primary School and 5 minutes walk from the bustling North Street and Tobacco Factory theatre. The city centre of Bristol, Wapping Wharf and the Harbourside are all within easy reach.

GROSS DEVELOPMENT VALUE (GDV)

We would anticipate a finished value of the property in the region of £825,000.

ACCOMMODATION

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

GROUND FLOOR

Comprising an entrance hall, lounge with bay window to the front, central staircase with oak newel posts fitted, space for an under stairs utility room/WC and a substantial full width extension to the rear which will become a fantastic kitchen/dining/living space with doors onto the rear garden.

FIRST FLOOR

Comprising two large double bedrooms and what will become the main bathroom.

SECOND FLOOR

Comprising a further double bedroom with stunning panoramic views to the rear, two further bedrooms (or potential to create one large double) and space for a further shower room.

OUTSIDE

The property benefits from a level South facing garden to the rear leading to a substantial and recently re-built double garage/workshop with vehicular access from Greville Street that may offer further development potential, subject to consents.

BUILDING WORKS

The following works have been carried out at the property:

- Single storey extension with full planning approval/building control inspections completed to current state.
- Full double glazing installed by FENSA registered installer - certificate will be provided.
- Partial first-fix electrics by NICEIC registered company - details of company can



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

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 Regulation 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 angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

