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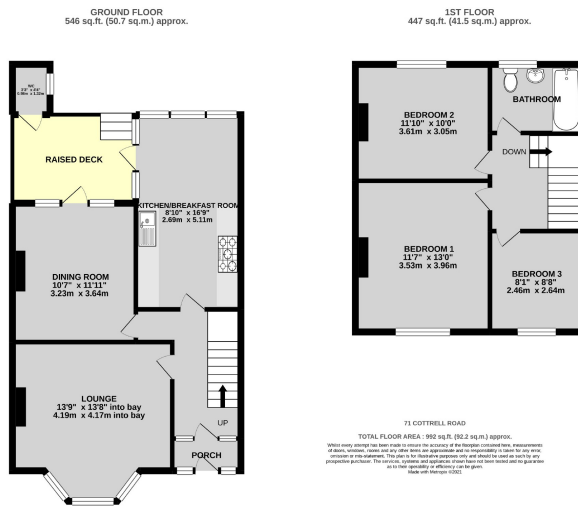
LOT 9 - 71 Cottrell Road, Eastville, Bristol, BS5 6TL

For auction Guide Price £235,000 +

A 3-bedroom semi-detached house in need of modernisation, situated in a highly convenient location in Eastville. The property benefits from a driveway providing off-street parking for two vehicles, a good-sized garden and a detached garage to the rear. A fantastic opportunity for investors, developers and private buyers alike.



LOT 9 - 71 Cottrell Road, Eastville, Bristol, BS5 6TL



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

4 MAY AUCTION - THREE BEDROOM SEMI-DETACHED HOUSE FOR MODERNISATION

DESCRIPTION

A 3-bedroom semi-detached house with a driveway, detached garage and a good-sized garden to the rear. The property would benefit from modernisation and offers excellent scope to add value. There is potential to extend at the rear and/or convert the loft space, subject to consents. An ideal opportunity for investors, developers and private buyers.

LOCATION

The property is situated on Cottrell Road, a residential cul de sac in Eastville that provides excellent transport links to the M32, City Centre and Stapleton village. The Eastgate Retail Park is located just a few minutes walk from the property and provides a wide range of retail operators including Tesco, Asda Living, Halfords and M&S Food.

ACCOMMODATION

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

GROUND FLOOR

Comprising a living room with bay window to the front, a dining room with doors onto a raised deck and an extended kitchen/breakfast room.

FIRST FLOOR

Comprising three bedrooms and a family bathroom.

OUTSIDE

The property benefits from a driveway providing off-street parking for two vehicles, side access, a good-sized rear garden and a detached single garage.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 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.



Auction, Commercial & Chartered Surveyors

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Estate Agents & Lettings

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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.

