

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

maggs  
allen

auctioneers



## LOT 9 - 20A Ralph Road, Horfield, Bristol, BS7 9QP

**For auction Guide Price £135,000 +**

A one bedroom ground floor garden flat with an allocated off-street parking space, situated in a popular residential location just off Ashley Down Road. The property briefly comprises a living room with bay window, double bedroom, separate kitchen/diner and a bathroom and benefits from gas central heating and double glazing throughout. Having been tenanted in recent years, there is now scope to add value through cosmetic updating and a potential rental income of £900pcm makes this an attractive investment opportunity.





# LOT 9 - 20A Ralph Road, Horfield, Bristol, BS7 9QP



TOTAL FLOOR AREA - 513 sq ft (47.8 sq m) approx.  
We warrant that the floor area shown on this plan is correct to within 1% of the actual floor area. We do not warrant the accuracy of the measurements of the rooms, fixtures, fittings or any other part of the property and we do not warrant the accuracy of the measurements of the rooms, fixtures, fittings or any other part of the property.

## FOR SALE BY ONLINE AUCTION

This property is due to feature in our online auction on 23rd April 2020 at 7.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWING

By appointment

## SUMMARY

1 BEDROOM GARDEN FLAT WITH PARKING - EXCELLENT INVESTMENT/FIRST TIME BUY

## DESCRIPTION

A one-bedroom ground floor flat in need of some updating, situated within close proximity to the ever popular Gloucester Road and its amenities. The flat benefits from ample living space and its own private entrance, garden and parking space to the rear. An ideal opportunity for investors and private buyers alike with great scope to add value. We would anticipate a market rent of circa £900pcm once modernised.

## LOCATION

The property is situated in a highly convenient location on Ralph Road, connecting Ashley Down Road and Muller Road. Easy access is provided to a wide range of local amenities on Gloucester Road and the M32 (via Muller Rd) making this an excellent investment opportunity.

## ACCOMMODATION

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

## GROUND FLOOR FLAT

Comprising a lounge, double bedroom, kitchen/diner and bathroom. The property also benefits from an enclosed rear garden and an off-street parking space.

## ENERGY PERFORMANCE CERTIFICATE

Energy Rating: D

## SOLICITOR

Mr S Parker, Barcan and Kirby

Tel: 0117 919 2404

Email: s.parker@barcankirby.co.uk

## 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

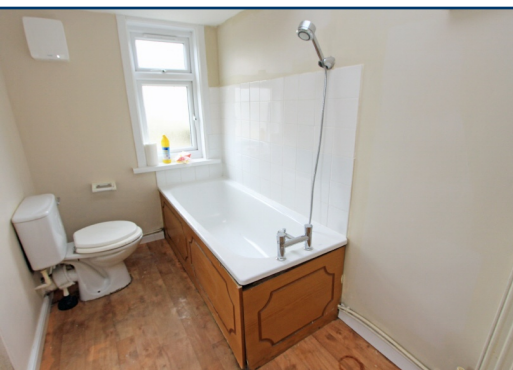
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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 BIDDING

If you are unable to attend the auction then you can submit a proxy bid. This will authorise a representative of Maggs & Allen to bid on your behalf up to a pre-set amount. The proxy bidding form is available to download from our website.



## 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 endeavors 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.

