







MAGGS & ALLEN

479A & B BATH ROAD

BRISLINGTON, BRISTOL, BS4 3JU

Guide Price: £295,000+

- 19 November LIVE ONLINE AUCTION
- Freehold period building arranged as 2 large flats
- One-bedroom garden flat & two-bedroom maisonette
- Potential rental income in the region of £33,600 PA
- Break-up opportunity - GDV of circa £520,000
- 8-week completion

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www.maggsandallen.co.uk

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479A & B BATH ROAD, BRISLINGTON, BRISTOL, BS4 3JU

Guide Price: £295,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 19 November 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SUBSTANTIAL PERIOD BUILDING ARRANGED AS TWO FLATS WITH PARKING TO THE REAR

DESCRIPTION
An exciting investment or potential break-up opportunity comprising a substantial period building arranged as two generously proportioned self-contained flats. The property requires modernisation and currently provides a one-bedroom garden flat on the ground floor, together with a spacious two-bedroom maisonette arranged over the first and second floors.

Externally, the property benefits from a good-sized rear garden, offering potential to create separate outside spaces for each flat, together with a hardstanding providing off-street parking for two vehicles.

The property offers excellent scope for improvement and value enhancement, with potential to generate a combined rental income in the region of £33,600 per annum. Alternatively, investors may consider selling the flats individually, with an anticipated combined resale value in the region of £520,000 following modernisation.

An appealing opportunity for investors and developers seeking a refurbishment project with potential for both rental investment and capital realisation.

LOCATION
The property is situated on Bath Road in the popular residential suburb of Brislington, approximately two miles south-east of Bristol city centre. The area offers a convenient range of local amenities, with a selection of independent shops, supermarkets, cafés, restaurants and public houses available along Bath Road and the nearby Sandy Park Road.

The location is particularly well served by public transport, with regular bus services operating along the A4 Bath Road, providing easy access to Bristol city centre, Bristol Temple Meads railway station and the neighbouring suburbs. The nearby A4 and A4174 also offer convenient road links to the wider Bristol area, Bath and the motorway network.

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

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

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS
479A (Ground Floor Flat) - C
479B (Maisonette) - D

TENURE
The property is for sale on a freehold basis with vacant possession.

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@maggsandallen.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@maggsandallen.co.uk

BUYER'S PREMIUM
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 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 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 bidder registration 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 pre-authorised hold on funds for your bidding deposit must be received no later than 24 hours before the date of the auction.

BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

RENTAL & SALES ESTIMATES
All rental and sales estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.



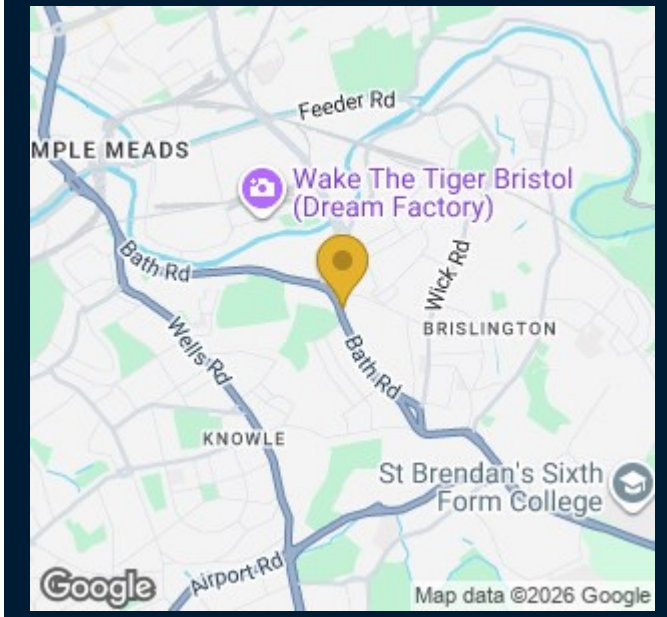














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