



MAGGS & ALLEN

87 KINSALE ROAD
WHITCHURCH, BRISTOL, BS14 9EY

Guide Price: £299,000+

- 15 October LIVE ONLINE AUCTION
- Three-bedroom semi-detached house
- Great potential for modernisation
- Detached garage and substantial garden
- Scope to extend subject to consents
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our LIVE Online Auction on 15 October 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE FOR MODERNISATION

DESCRIPTION

A three bedroom semi-detached house requiring modernisation, offering an excellent opportunity for buyers looking to refurbish and create a home to their own taste. The property provides well-proportioned accommodation, including two reception rooms, kitchen, three bedrooms and bathroom, together with a generous rear garden and detached garage. The property also benefits from a substantial driveway providing off-street parking.

Situated close to a range of local amenities, schools, green spaces and transport links, with Bristol City Centre readily accessible, this property represents an exciting opportunity for those seeking a refurbishment project in Whitchurch.

LOCATION

Kinsale Road is situated within the popular and well-established residential area of Whitchurch, South Bristol. The surrounding area provides a good range of local shops, schools and everyday amenities, with further facilities available in nearby Hengrove and Whitchurch Village. The property is well positioned for access to Bristol city centre and Temple Meads, while the nearby road network provides convenient connections to the wider Bristol area.

ACCOMMODATION

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

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

TENURE

Please refer to the Auction legal pack.

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 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.

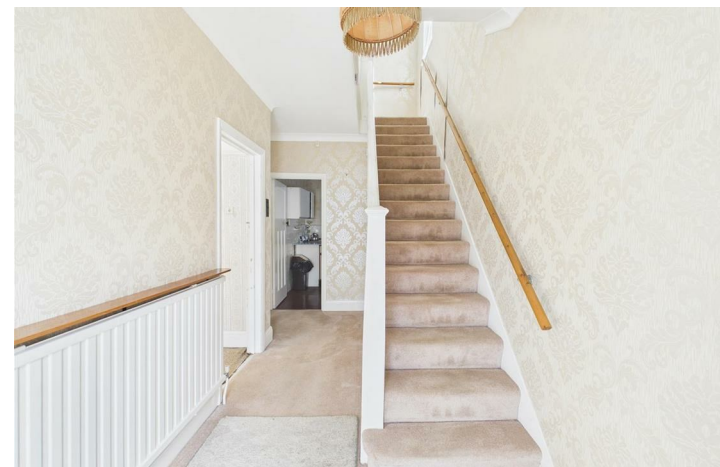
PRELIMINARY DEPOSITS

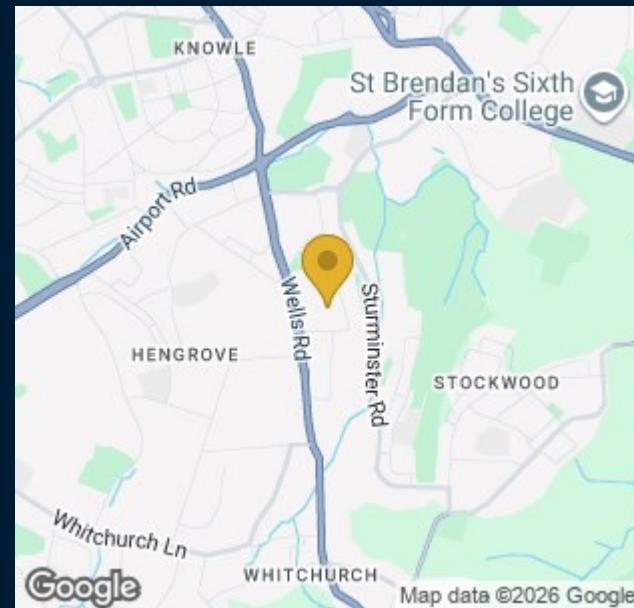
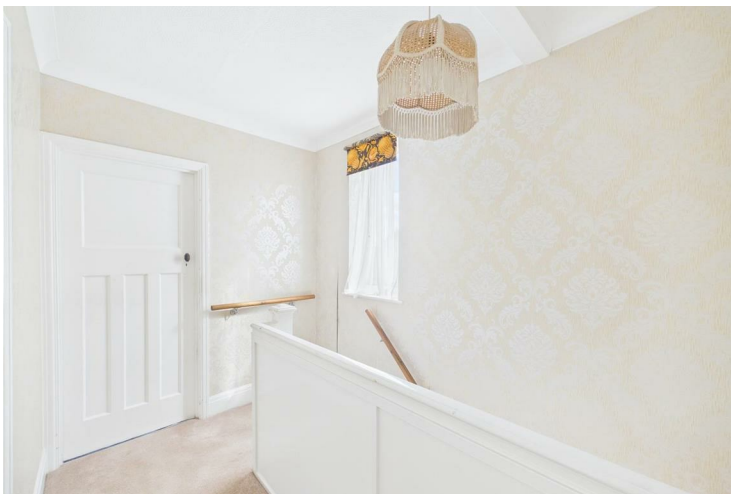
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 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.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





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 Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

