MAGGS & ALLEN

112 CHARLTON ROAD

KINGSWOOD, BRISTOL, BS15 1HF



AUCTION GUIDE £290,000

A Spacious Three-Bedroom Family Home with Driveway, Garage & Generous Rear Garden

An attractive and well-presented three-bedroom semi-detached property offering spacious accommodation throughout. The property features two reception rooms, a large modern kitchen and three well-proportioned bedrooms, making it an ideal family home.

Externally, the property benefits from a private driveway providing off-road parking and access to a garage, together with a larger-than-average private rear garden, perfect for outdoor entertaining and family enjoyment.

Offering excellent living space and a wealth of potential, this property would make an ideal purchase for both owner-occupiers and buy-to-let investors.

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112 CHARLTON ROAD, KINGSWOOD, BRISTOL, BS15 1HF



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

VIEWINGS
By appointment.

SUMMARY
LARGE 3 BEDROOM SEMI DETACHED HOUSE WITH GARAGE

DESCRIPTION
An attractive and well-presented 3 bedroom semi-detached property offering spacious accommodation throughout, making it an ideal family home or an excellent buy-to-let investment opportunity.

The property comprises two reception rooms, a large modern kitchen and three well-proportioned bedrooms. Externally, there is a private driveway leading to a garage, along with a larger-than-average private rear garden, providing an excellent space for outdoor relaxation and entertaining.

Offering generous living space, practical features and plenty of appeal, this property is well suited to both owner-occupiers and investors alike.

LOCATION
Situated in the popular residential area of Kingswood, Bristol (BS15), the property is conveniently located close to Kingswood High Street, offering a range of shops, supermarkets, cafés and everyday amenities. The area benefits from local schools, nearby parks and green spaces, together with good public transport links to Bristol city centre. Road connections provide access to the A4174 ring road and the wider motorway network, making it a convenient location for commuters and families alike.

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

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

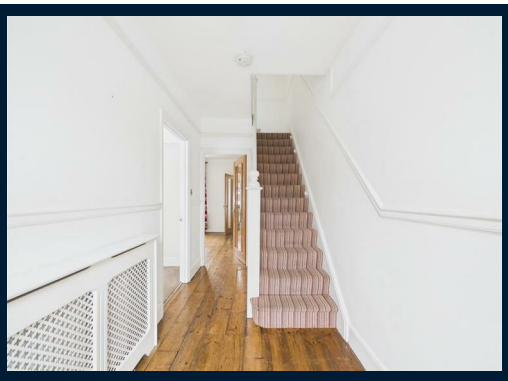
BUYER'S PREMIUM
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*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.







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.