

MAGGS & ALLEN

5A & 5B CLEEVE WOOD ROAD
DOWNEND, BS16 2SF



AUCTION GUIDE £225,000

A fantastic investment opportunity comprising two self-contained flats providing one-bedroom and two-bedroom accommodation, situated in a prominent position on Cleeve Wood Road, Downend.

The property offers well-proportioned accommodation and represents an appealing opportunity for investors looking to acquire multiple residential units within one property.

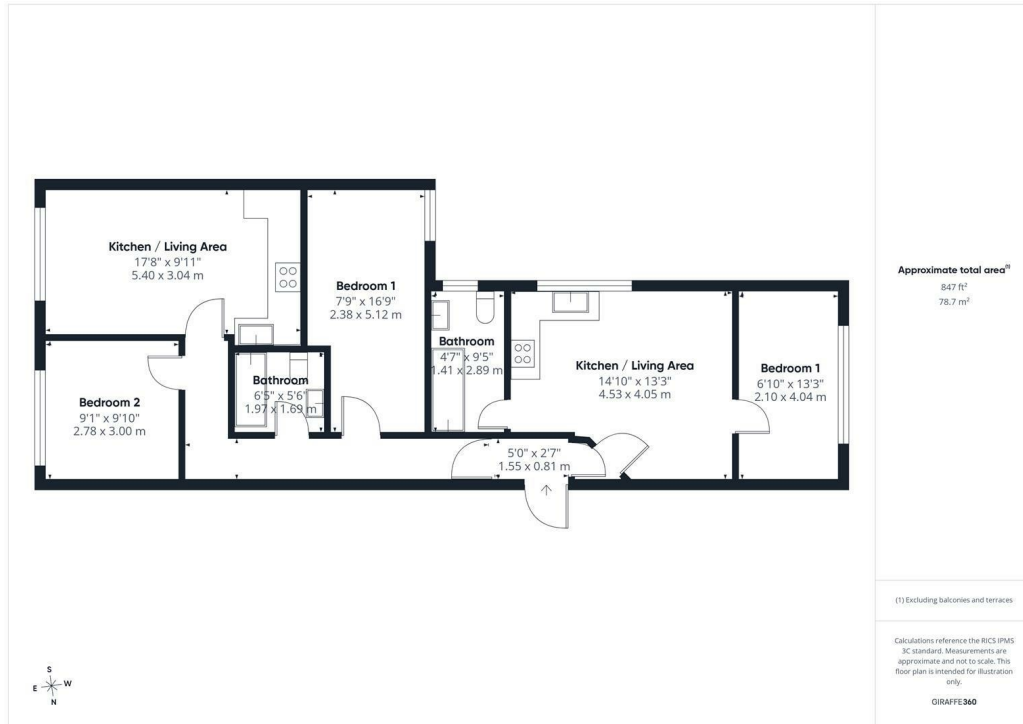
Positioned within the popular Downend area, the property is conveniently located for local shops, amenities and transport links, making this an attractive investment opportunity.

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5A & 5B CLEEVE WOOD ROAD, DOWNEND, BRISTOL, BS16 2SF



FOR SALE BY AUCTION

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

VIEWINGS

By appointment.

SUMMARY

TWO SELF-CONTAINED FLATS COMPRISING ONE-BEDROOM AND TWO-BEDROOM ACCOMMODATION

DESCRIPTION

A fantastic investment opportunity comprising two self-contained flats, providing one-bedroom and two-bedroom accommodation. The properties offer well-proportioned living accommodation and are ideally suited to investors seeking an income-producing addition to their portfolio. The flats are positioned above commercial premises in a prominent location on Cleeve Wood Road, within the popular and well-established area of Downend. The accommodation would also appeal to owner-occupiers looking for flexible living arrangements or investors seeking to maximise rental potential.

LOCATION

Cleeve Wood Road is situated in the popular and well-established suburb of Downend, offering convenient access to a range of local shops, cafés, restaurants and everyday amenities. The area benefits from good transport links, with easy access to Bristol and surrounding areas, while nearby Stapleton, Fishponds and Emersons Green provide further amenities and facilities. The location is well suited to both owner-occupiers and tenants, making the property an attractive proposition for investors.

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.

TENANCY

5A - 2 bedroom flat - vacant possession from 17/09/2026 - rental income is £900.00 per month - This is underlet

and should be in region of £1200pm

5B - 1 bedroom flat - tenant is in situ with a current rental income is £600.00 per month. Underlet and should be in region of £900pm

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: 5A : E / 5b : E

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.



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.