







MAGGS & ALLEN

12 RAMSEY ROAD

HORFIELD, BRISTOL, BS7 0JF

Guide Price: £295,000+

- 19 November LIVE ONLINE AUCTION
- Attractive double bay Victorian House
- 3 double bedrooms, 2 reception rooms
- 2 bathrooms
- Private rear garden
- Ideal family home
- Popular location

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Guide Price: £295,000+

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
SPACIOUS 3 DOUBLE BEDROOM VICTORIAN HOUSE IN NEED OF SOME UPDATING

DESCRIPTION
An attractive double-bay Victorian terraced house situated in the popular and sought-after area of Horfield, Bristol. The property offers spacious accommodation comprising two reception rooms, three double bedrooms and two bathrooms. Externally, the property benefits from a private rear garden. This house is perfect for families to create a lovely home or investors looking to rent out. The location is convenient for local shops, schools, everyday amenities and public transport links, with good access to Bristol city centre and major employment areas. Offering generous living space and a desirable location, this property will appeal to homeowners seeking a characterful family home, as well as investors looking for a potential buy-to-let opportunity with rental appeal.

Attractive double bay Victorian terraced house with 2 reception rooms, 3 double bedrooms , 2 bathrooms and private rear garden. The property is situated in a popular and sought after location.

LOCATION
This is a delightful residential street in north Bristol, in the Horfield area, situated between Gloucester Road and Filton Avenue. This is a popular area of Horfield within easy reach of the vibrant Gloucester Road, renowned for its variety of independent shops, cafés, restaurants and pubs. The area benefits from excellent transport links, with regular bus services providing access to Bristol city centre and surrounding areas, as well as convenient road connections to the M4 and M5 motorway networks. Horfield Common is also nearby, offering attractive green open spaces for walking, exercise and outdoor leisure. The location is ideal for those seeking a balance of everyday convenience, green spaces and easy access to the wider city.

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.

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



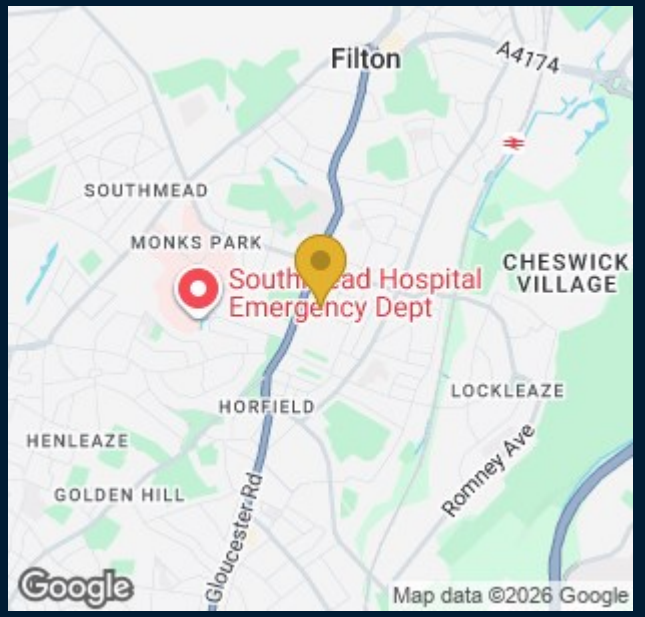


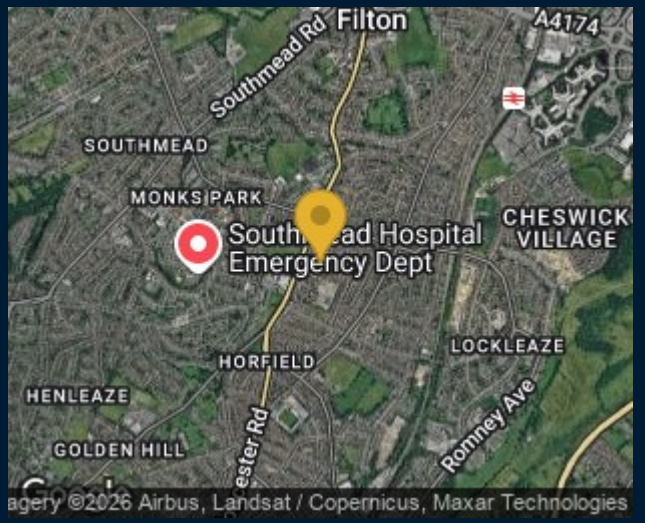












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