







MAGGS & ALLEN

6 STRETFORD AVENUE

ST GEORGE, BRISTOL, BS5 7AN

Guide Price: £185,000+

- 19 November LIVE ONLINE AUCTION
- Three-bedroom end-terrace house
- Requiring full refurbishment
- Short walk from St George Park
- GDV in the region of £425,000.
- 8-week completion

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www.maggsandallen.co.uk

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6 STRETFORD AVENUE, ST GEORGE, BRISTOL, BS5 7AN

Guide Price: £185,000+

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
THREE BEDROOM END OF TERRACED HOUSE IN NEED OF REFURBISHMENT NEAR ST GEORGE'S PARK

DESCRIPTION
The property comprises a three-bedroom end-terrace house situated on Stretford Avenue in the popular residential area of St George, East Bristol. Requiring full refurbishment throughout, the property offers an excellent opportunity for builders, developers, and investors to create significant value through renovation. Following completion of the refurbishment works, we anticipate a Gross Development Value (GDV) in the region of £425,000.

Ideally located just a short walk from St George Park, the property benefits from attractive green open spaces and recreational facilities, while Church Road is nearby, offering a vibrant selection of independent shops, cafés, restaurants, and other everyday amenities. The area is also well served by local schools and regular bus services, providing convenient access to Bristol City Centre and surrounding areas, with excellent road links to the A4 and wider motorway network.

LOCATION
The property is situated on Stretford Avenue in the popular residential area of St George, East Bristol. St George Park is a short walk away down the road. The location benefits from a range of nearby shops, cafés, schools and everyday amenities, with Church Road. The area is well served by regular bus services, providing convenient access to Bristol City Centre and surrounding areas, with good road links to the A4 and wider motorway network.

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.

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

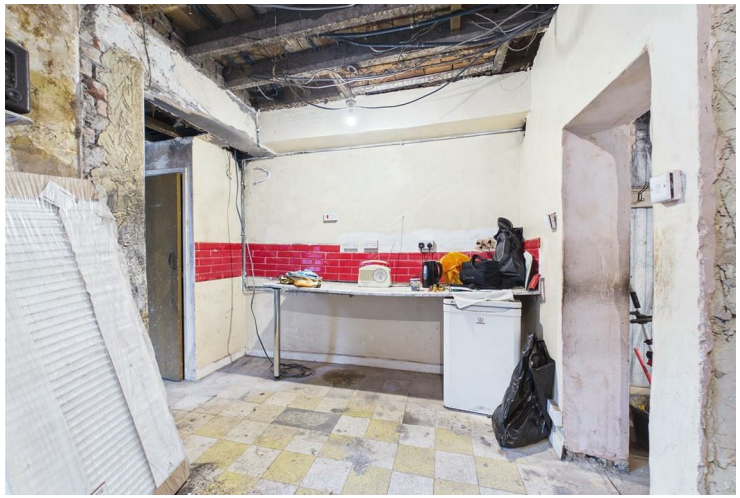
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 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



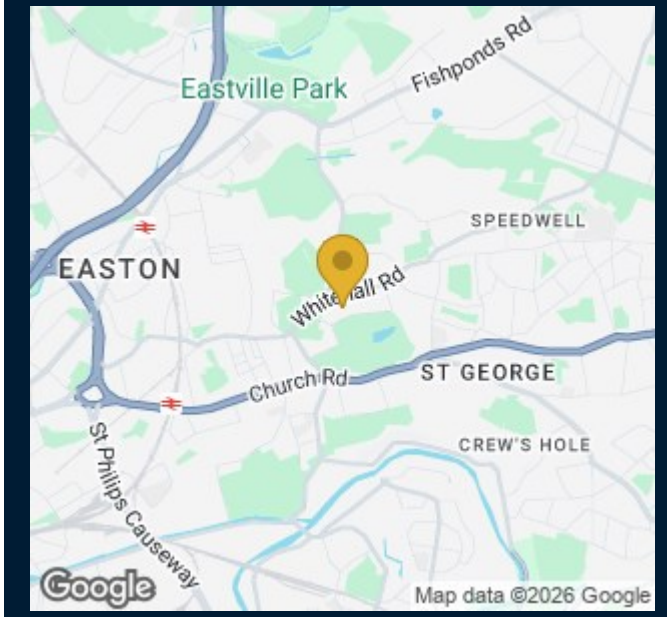


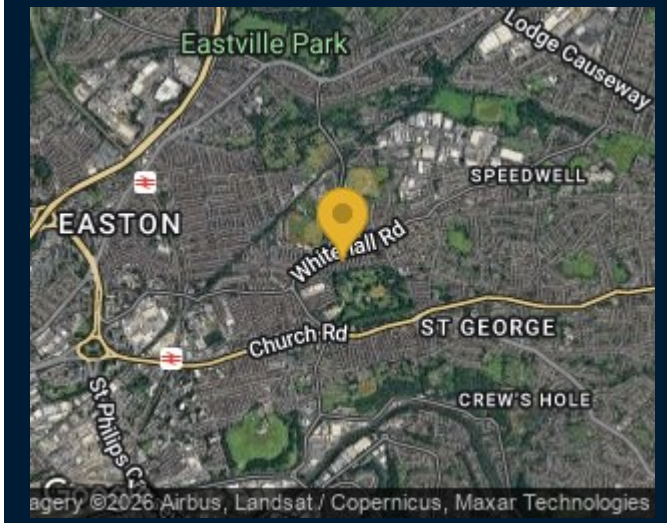




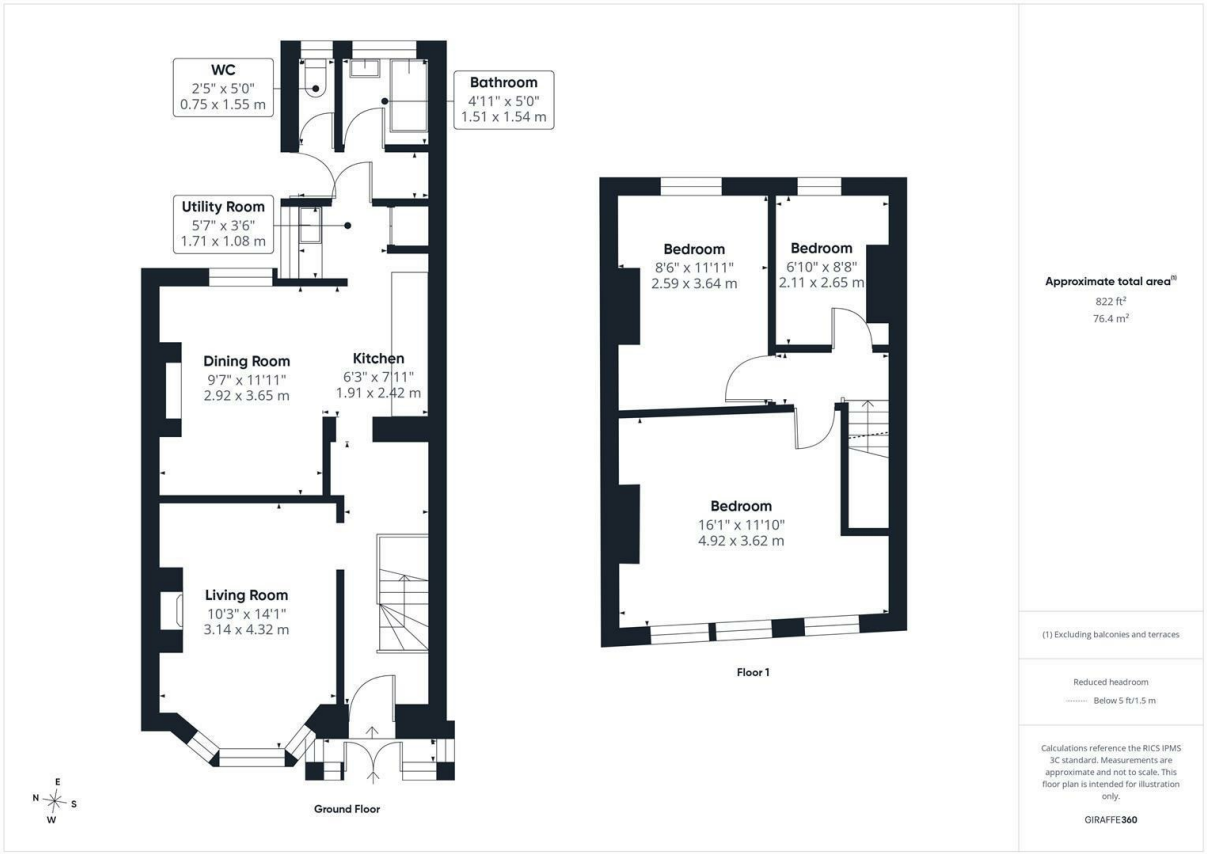




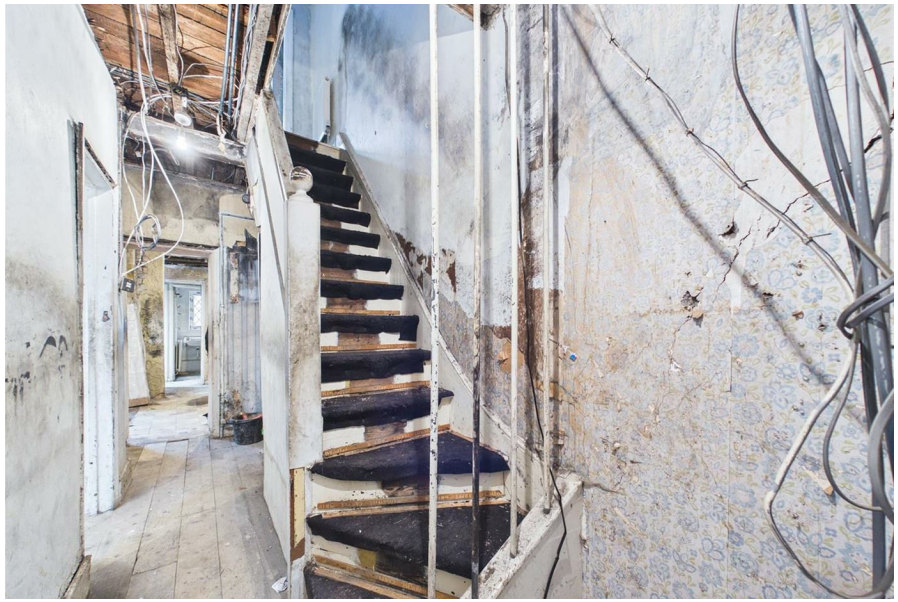




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