







MAGGS & ALLEN

100 CHESTERFIELD ROAD

ST. ANDREWS, BRISTOL, BS6 5DR

Guide Price: £600,000+

- 17 December LIVE ONLINE AUCTION
- Substantial period semi-detached house for renovation
- Seven bedrooms and three large reception rooms
- Garage and gated rear access lane
- GDV of circa £1,200,000
- Rare opportunity to create a superb family home

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Auction & Commercial
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www.maggsandallen.co.uk

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100 CHESTERFIELD ROAD, ST. ANDREWS, BRISTOL, BS6 5DR

Guide Price: £600,000+

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

VIEWINGS
By appointment.

SUMMARY
SUBSTANTIAL PERIOD HOUSE FOR COMPLETE RENOVATION

DESCRIPTION
A substantial semi-detached period house offering an exciting opportunity for refurbishment and improvement, situated in a highly sought-after location close to St Andrews Park. Requiring renovation throughout, the property will appeal to developers, investors and owner-occupiers seeking a project with considerable potential to create an impressive family home tailored to their own requirements.

The extensive accommodation includes a spacious central entrance hall, three large reception rooms, a generous kitchen and seven bedrooms across the first and second floors.

The property benefits from a well-proportioned rear garden, a garage with access via a gated rear lane and offers potential to create off-street parking to the front, subject to consents. The generous proportions and period character provide an excellent foundation for a comprehensive renovation, with significant scope to add value and maximise the property's potential.

Offered as a project for those looking to undertake a full programme of works, this is a rare opportunity to acquire a substantial period property in one of Bristol's most prestigious locations.

LOCATION
The property is situated in the popular residential area of St Andrews, within easy reach of the vibrant Gloucester Road, renowned for its extensive range of independent shops, cafés, restaurants, pubs and other everyday amenities. Nearby St Andrews Park provides attractive green space, while the surrounding area is characterised by attractive period housing and a strong local community.

The location is well served by public transport, with Montpelier railway station providing connections towards Bristol Temple Meads and the city centre. Bristol city centre is also readily accessible by bicycle, bus or car, with convenient access to the M32 and wider motorway network, making the area popular with commuters and those wishing to enjoy the amenities of central Bristol.

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.

TENURE
Please refer to the auction legal pack for confirmation.

NOTES
Please note, the property has suffered from structural movement and is unlikely to be suitable for conventional mortgage lending. Interested parties are advised to carry out their own surveys before bidding at the auction.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: D

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).

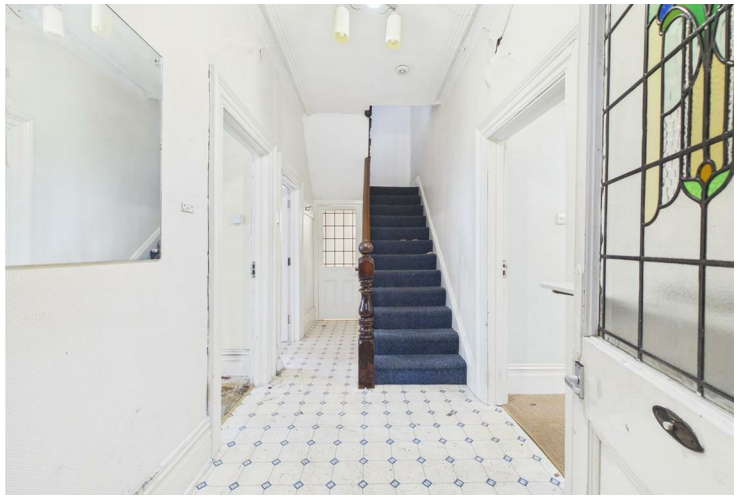
RENTAL ESTIMATES
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.



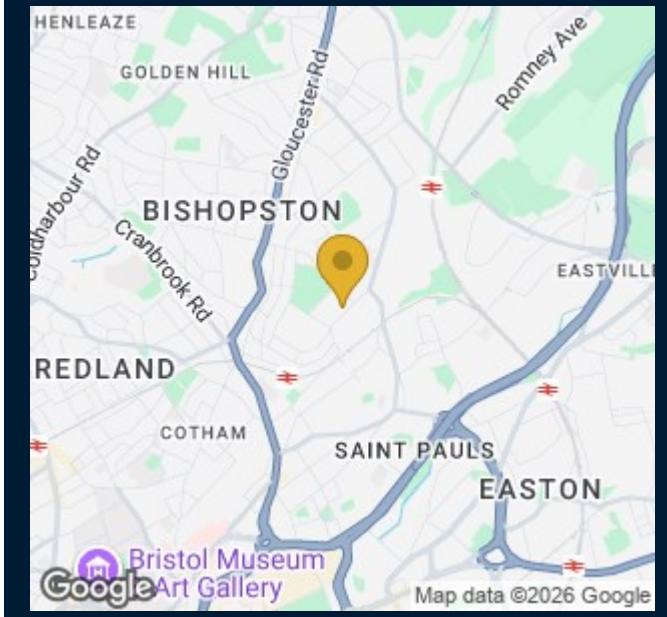


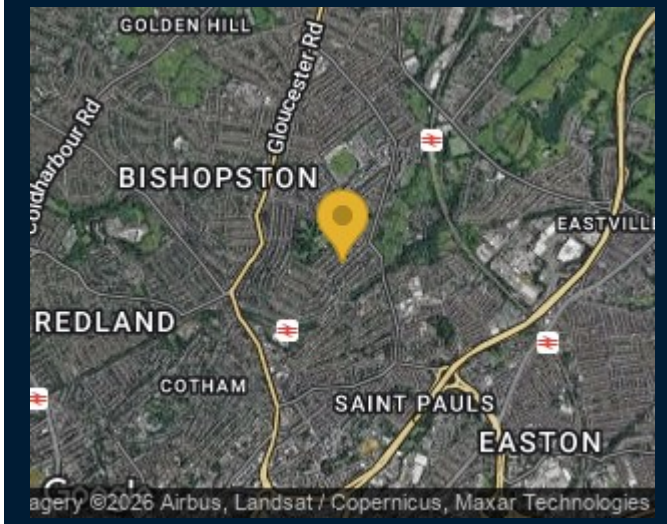




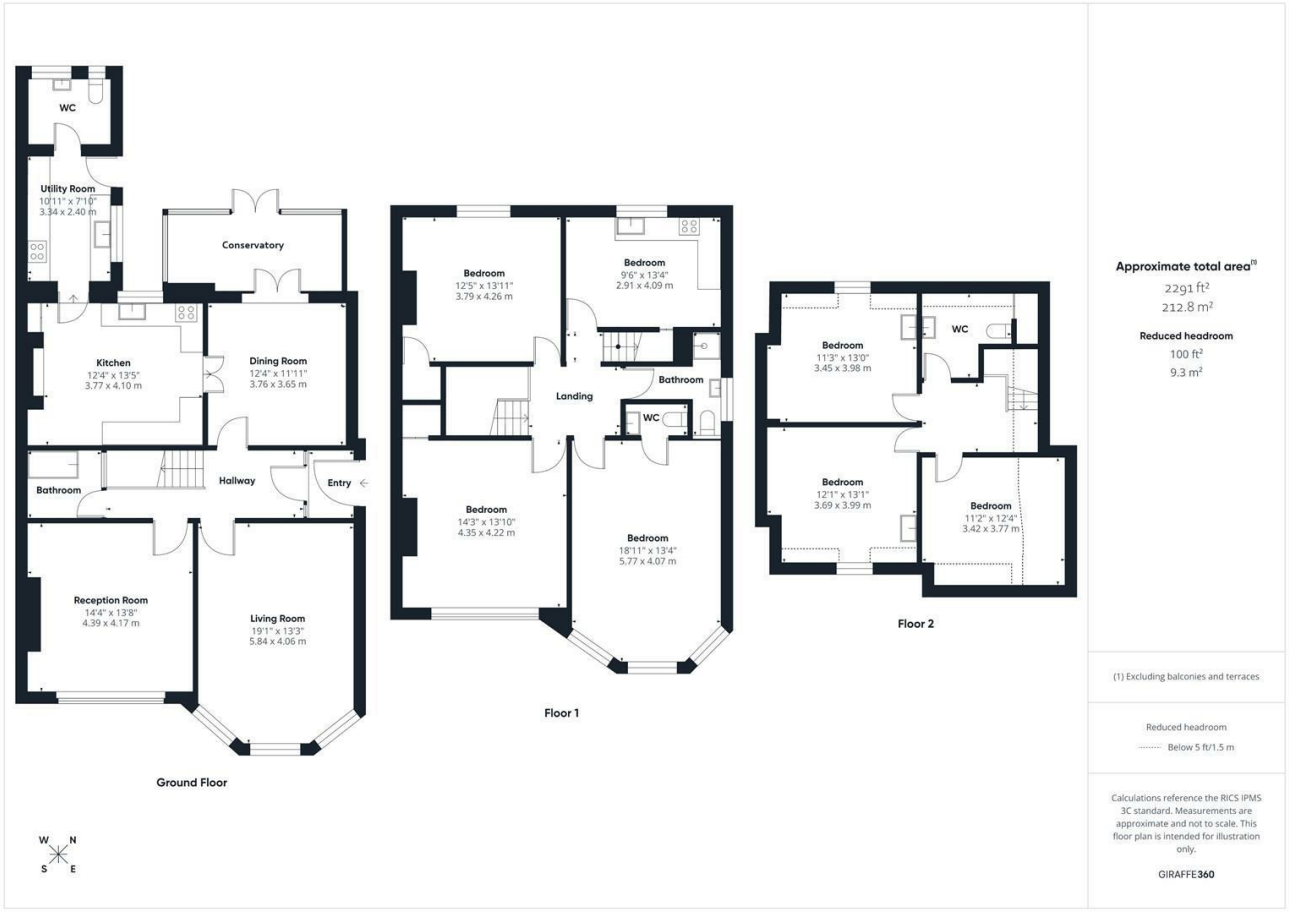








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Approximate total area[1]

2291 ft²

212.8 m²

Reduced headroom

100 ft²

9.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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