



Lansdown Road

Pucklechurch, Bristol, BS16 9RG

Offers In Excess Of £250,000



Offered for sale with no upward chain STARTING BIDS FROM £250,000

This semi detached property is situated within the village of Pucklechurch and offers the following:

An entrance hall, downstairs cloakroom, lounge/diner, kitchen, conservatory, shower room and three bedrooms. Further benefits are gas central heating, double glazing, and gardens. The property is in need of some repairs.

ENTRANCE HALLWAY

Double glazed door to front with double glazed side panel, stairs to first floor, understairs cupboard, laminate flooring, box style radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window to front, pedestal wash hand basin, WC, part tiled walls, radiator, tiled flooring.

LOUNGE/DINER 24'10" x 10'11" (7.57m x 3.33m)

Double glazed French doors to rear garden, storage cupboard, radiator, door into conservatory and opening into.

KITCHEN 11'11" x 6'11" (3.63m x 2.11m)

Double glazed window to front, wall and base units, stainless steel single drainer sink unit with mixer tap, work surfaces over, Range style oven, plumbing for washing machine, spaces for fridge/freezer and dishwasher, double glazed door to side, (damage to ceiling).

CONSERVATORY 12'2" x 10'1" (3.71m x 3.07m)

Double glazed construction with French doors to rear garden.

FIRST FLOOR LANDING

Double glazed window to front, access to loft space, doors into

SHOWER ROOM

Double glazed window to side, shower cubicle, vanity wash hand basin, W/C, tiled walls, tiled flooring, heated towel rail.

BEDROOM ONE 11'7" x 10'11" (3.53m x 3.33m)

Double glazed window to rear, storage cupboard housing gas boiler, radiator, (damage to ceiling).

BEDROOM TWO 11'10" x 10'10" (3.61m x 3.30m)

Double glazed window to rear, storage cupboard, radiator.

BEDROOM THREE 7'4" x 6'11" (2.24m x 2.11m)

Double glazed window to front, radiator.

FRONT GARDEN

Laid to gravel stones with dropped kerb providing off street parking for several vehicles.

REAR GARDEN

Laid to lawn, decked area, garden sheds, gated access to the rear and further gated access to the front.

Notes

There are leased solar panels to this property.

GOTO ONLINE INFORMATION

Please call or visit GOTO Online Auctions for more information.

This property is for sale by Online Auction. The Online Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendor's solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee called a Buyer's Premium. This secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

General Information:

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer but will be given 56 working days in which to complete the transaction, from the date the Draft Contract is issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer reserve the property to the buyer during the Reservation Period and are paid in addition to the purchase price and are considered within calculations for Stamp Duty Land Tax. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from our website or requested from our Auction Department.

Buyer Fees

- Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 3.6% of the purchase price including VAT (this is subject to a minimum amount of £6,600 including VAT) and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market.
- Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland.
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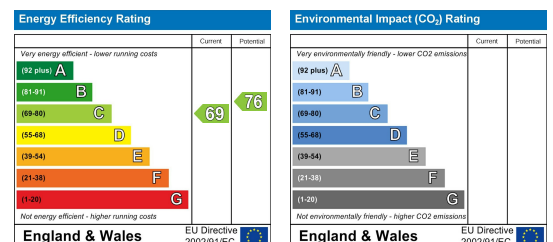
Material information:

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well.

Area Map



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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