



**Connells**

Winfield Road  
Bristol



### Property Description

A 1930's style semi detached family home with a generous sized garden. This property although in need of updating could be a fantastic family home. The property comprises lounge, dining room and kitchen to the ground floor. To the first floor there are three good size bedrooms and bathroom. To the rear is a generous sized garden and to the front is a driveway leading to the garage. This property is offered chain free.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Original style door to the front, original style window to the front, stairs to the first floor with storage cupboard under.

### Lounge

12' 8" x 12' 2" ( 3.86m x 3.71m )  
Double glazed bay window to the front, tiled fireplace with gas fire, picture rail.

### Dining Room

13' 11" x 12' 2" ( 4.24m x 3.71m )  
Window to the rear, tiled fireplace, coved ceiling.

### Kitchen

8' 3" x 7' 2" ( 2.51m x 2.18m )  
window to the rear, door to the rear. sink unit, pantry, space for cooker, space for fridge/freezer,

### First Floor Landing

Loft access

### Bedroom One

13' 2" into bay x 11' ( 4.01m into bay x 3.35m )  
Bay window to the front, tiled fireplace, picture rail.

### Bedroom Two

12' 3" x 12' 2" ( 3.73m x 3.71m )  
Window to the rear, tiled fireplace with gas fire

### Bedroom Three

7' 8" x 8' 10" ( 2.34m x 2.69m )  
window to the front, picture rail.

## **Bathroom**

Window to the rear, three piece bathroom suite, panel bath, wash hand basin, low level WC, tiled splashbacks

## **Front Garden**

Driveway leading to Garage

## **Rear Garden**

A very generous sized garden that is currently over grown and in need of cultivation.

## **Garage**

Single garage with metal up and over door  
(PLEASE NOTE AT TIME OF LISTING THIS WAS UNABLE TO BE INSPECTED)

## **General Note**

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

To view this property please contact Connells on

**T 0117 932 8684**  
**E [longwellgreen@connells.co.uk](mailto:longwellgreen@connells.co.uk)**

131 Bath Road Longwell Green  
BRISTOL BS30 9DD

**EPC Rating: F**

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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