



Connells

West Street
Oldland Common Bristol

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for sale guide price
£260,000



Property Description

A lovely 1930's semi detached bungalow in need of some updating. This property offers lounge, kitchen/diner, double bedroom shower room and conservatory. There is a generous sized garden with potential to extend subject to the necessary planning and driveway to the front 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.

Lounge

12' 7" x 10' 7" (3.84m x 3.23m)
Window to side, wood and glazed panel door to the side, electric heater, tiled fireplace

Kitchen/Diner

Double glazed window to the rear, wall and base units, work tops, tiled splashbacks, electric heater, stainless steel sink unit with mixer tap, space for electric cooker, space for fridge, loft access, cupboard housing the hot water tank.

Bedroom

11' 3" into bay x 11' 4" from front of wardrobes (3.43m into bay x 3.45m from front of wardrobes)
Double glazed bay window to the front, fitted wardrobes, electric heater

Shower Room

Double glazed frosted window rear, shower tray, electric shower, vanity sink unit, low level WC, tiled walls, electric radiator.

Conservatory

Double glazed door to the front and rear, secondary glazed windows and UPVC door to the rear garden

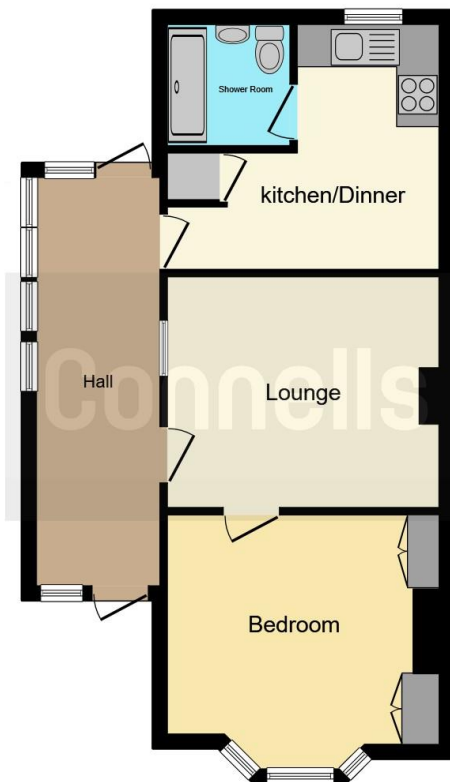
Front Garden

Enclosed with driveway

Rear Garden

Enclosed with lawn, borders hosting a variety of plants and shrubs, shed, green house, water tap





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

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Tenure: Freehold



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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Property Ref: BLG103409 - 0010