



**Connells**

Lower Chapel Road  
Hanham Bristol



### Property Description

Nestled just off Hanham High Street, this charming maisonette offers spacious and versatile living across two floors. The property welcomes you with an entrance hall and landing leading to a generous lounge/diner, a well-appointed kitchen, and a convenient utility room/cloakroom. Upstairs, you'll find two double bedrooms, with French doors from both bedrooms, opening onto a delightful balcony boasting far-reaching views—perfect for relaxing or entertaining. A shower room completes the upper level. To the front, a gravel driveway provides off-street parking for two vehicles, adding to the practicality of this ideally located home. **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 no more than £349 inc. VAT towards the preparation cost of

the pack. Please confirm exact costs with the auctioneer.

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

Double glazed door to the front, stairs leading to the first floor landing, radiator

### First Floor Landing

Staircase to the second floor and door leading to the lounge/dining room.

### Lounge/ Dining Room

17' MAX x 16' 5" MAX ( 5.18m MAX x 5.00m MAX )

Two double glazed window to the front, radiator.

### Kitchen

8' 7" x 6' 3" ( 2.62m x 1.91m )

A range of fitted wall and base units, rolled edge work tops, tiled splashbacks, under counter electric oven, gas hob, one and a half bowl stainless steel sink unit with mixer tap, space for fridge/freezer, space for dishwasher, radiator.

### Utility Room/ Cloakroom Wc

Space for washing machine, space for tumble dryer, low level WC, pedestal hand basin, radiator.

### Second Floor Landing

Loft access

### **Bedroom One**

21' 3" max x 9' 4" part restricted Head height  
( 6.48m max x 2.84m part restricted Head height )

Velux style window to the side, double glazed french doors to the balcony, radiator

### **Bedroom Two**

17' 4" max x 8' 7" part restricted head height  
( 5.28m max x 2.62m part restricted head height )

Velux style window to the side, double glazed french doors to the balcony, radiator, cupboard housing the gas boiler.

### **Shower Room**

Enclosed shower cubical with main shower, pedestal hand basin, low level WC, tiled flooring, radiator

### **Balcony**

To the rear of the property and can be accessed by both bedrooms, tiled with outside light.

### **Parking**

Gravel driveway to the front.





To view this property please contact Connells on

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131 Bath Road Longwell Green  
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EPC Rating: D    Council Tax  
Band: A

Service Charge: 240.00    Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BLG104328](http://connells.co.uk/Property/BLG104328)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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