



Connells

North Street
Oldland Common Bristol



Property Description

A lovely 1950's detached house with a very generous garden. The property comprises entrance hall, kitchen, lounge/dining room, and utility room/ cloakroom/WC. To the first floor there are three good size bedrooms and a family bathroom. To the rear is a very generous well maintained garden and to the front is a driveway for 2 vehicles and an attached garage. This property is offered chain free (please see general notes for potential issues with the property that have been highlighted by our vendors)

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

Door to the front, double glazed window to the front, stairs to the first floor, under stairs storage cupboard, radiator

Lounge/ Dining Room

20' x 11' 9" (6.10m x 3.58m)
Double glazed bay window to the rear, double glazed window to the side, gas fire, picture rail radiator.

Kitchen

8' 7" x 8' 5" (2.62m x 2.57m)
Double glazed window to front, a range of fitted wall and base units, rolled edge work tops, tiled splash backs, electric hob, eye level electric oven/grill, space for fridge/freezer, stainless steel sink unit with single drainer. radiator, pantry and wood and glazed panel door to the inner lobby.

Inner Lobby

Wood and glazed panel door to the rear garden, door to the garage and door to utility room/cloakroom

Utility Room / Cloakroom Wc

Frosted window to the rear, low level WC, wash hand basin, low level WC, space for washing machine.

First Floor Landing

Double glazed window to the side, loft access, cupboard housing the gas

boiler

Bedroom One

10' 1" x 9' 9" (3.07m x 2.97m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two

9' 8" x 7' 6" (2.95m x 2.29m)

Double glazed window to the side, radiator

Bedroom Three

9' 4" x 7' 8" (2.84m x 2.34m)

Double glazed window to the front, radiator.

Bathroom

Double glazed frosted window to the side, three piece bathrooms suite panel bath , pedestal hand basin and low level WC, tiled splash backs, radiator.

Front Garden

Enclosed with driveway leading to the attached garage.

Rear Garden

A beautiful and very generous sized mature garden. mainly laid to lawn, with coal house, green house, metal shed, mature plants and shrubs, apple and pear tree.

Garage

15' 1" x 8' (4.60m x 2.44m)

Metal up and over door (currently faulty) light and power and courtesy door to rear lobby.

General Notes

Roof 5 ridge tiles need re-pointing.

Chimney needs re-pointing to get rid of leak in master bedroom.

Is the roof felt in good condition as felt may be hanging down in loft.?

Wiring Whole house needs rewiring as it still has old rubber sheathed cabling (VIR). Not safe, fire risk.

Documents required EPC (HIBBS)

Register with Land Registry (solicitor to do this in conveyancing).

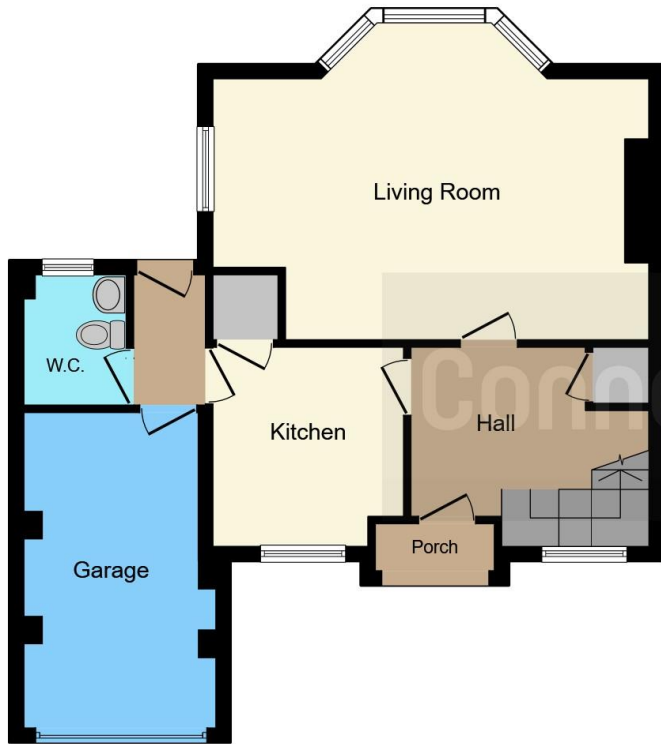
Garage Door Spring broken needs repair or replacement.

Insulation No cavity wall insulation.

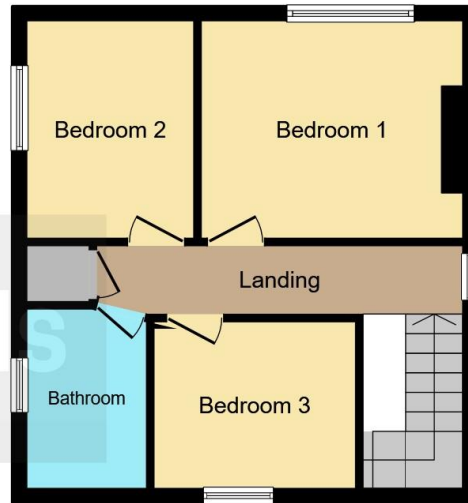
Loft insulation needs topping up to 300mm from 100mm.

Windows Front windows have some cells that mist up and need replacing. Rear windows relatively new and ok.





Ground Floor



First Floor



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

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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