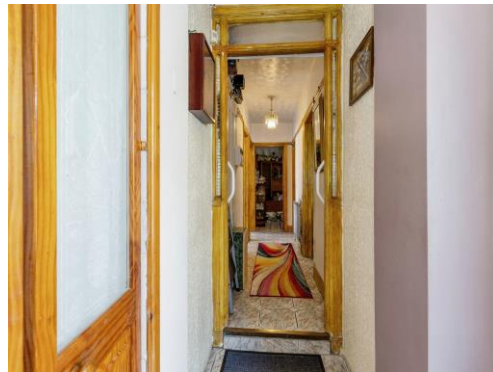




Connells

Alexandra Road
Bedminster Down Bristol



Property Description

The grounds provide plenty of flat outdoor spaces, garage, drive as well as the already extended accommodation. The interior offers a versatile layout but can be suitable up to 3 bedrooms, a large kitchen, conservatory, and reception room at the rear with views looking towards Dundry.

This property is ideally situated on a quiet residential street but still well connected – just a 5-minute walk to Church Road in which you can take buses to Bristol International Airport and Bristol City Centre. Playing fields and parks are a short walk away along with Bedminster Down secondary school and Cheddar Grove Primary School.

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 Hallway

With welcoming porch.

Kitchen

12' 2" narrowing to x 10' 4" (3.71m narrowing to x 3.15m)

Conservatory

13' 3" narrowing to x 10' 4" (4.04m narrowing to x 3.15m)

Lounge

12' 9" narrowing to x 11' 1" (3.89m narrowing to x 3.38m)

Bedroom

12' 9" narrowing to x 11' 6" (3.89m narrowing to x 3.51m)

Bedroom 2

12' 1" narrowing to x 11' 1" (3.68m narrowing to x 3.38m)

Bedroom 3/ Loft Room

21' 5" Max x 11' 6" Max (6.53m Max x 3.51m Max)

Stairs to the loft room, reduced head height and additional access to another room in the loft.

Velux window to the front and light and power.

Bathroom

8' 1" narrowing to x 6' 9" (2.46m narrowing to x 2.06m)

Garage

17' 5" narrowing to x 9' 1" (5.31m narrowing to x 2.77m)







To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/BMR310725



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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