



**Connells**

Cuffington Avenue  
Bristol



### Property Description

Connells are pleased to offer this three bedroom property which benefits from an open plan living dining room with a modern kitchen and downstairs bathroom. Upstairs there are three good sized bedrooms and a family bathroom. Gas central heating and double glazed throughout. Call now to View!

### 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 Porch

Aluminium frame, opaque double glazed door.

### Entrance Hall

Radiator

### Lounge

10' 9" x 10' 1" ( 3.28m x 3.07m )  
Electric fire place, radiator, double glazed bay window,

### Dining Room

13' 4" x 10' 1" ( 4.06m x 3.07m )  
electric fire, aluminium framed double glazed bay window to rear, wet room off

### Kitchen

18' 6" x 7' 9" ( 5.64m x 2.36m )  
Wooden work surfaces, 1 1/4 stainless steel sink unit, mixing tap, tile splash board, fridge, electric oven + hob, extractor fan, aluminium framed window, wet room off kitchen

### Landing

Access to loft, aluminium framed window.

### Bedroom One

13' 5" x 9' 1" ( 4.09m x 2.77m )  
Radiator, store cupboard, aluminium framed window to front.

### Bedroom Two

10' 9" x 9' 10" ( 3.28m x 3.00m )  
Radiator, aluminium framed window,

### Bedroom Three

9' 2" x 7' 8" ( 2.79m x 2.34m )

Aluminium framed window to front, Worcester bosch boiler

### Bathroom

7' 5" x 6' 7" ( 2.26m x 2.01m )

Pedestal hand wash basin, WC, bidet, shower cubicle, electric shower, 2 aluminium framed windows to rear, radiator.

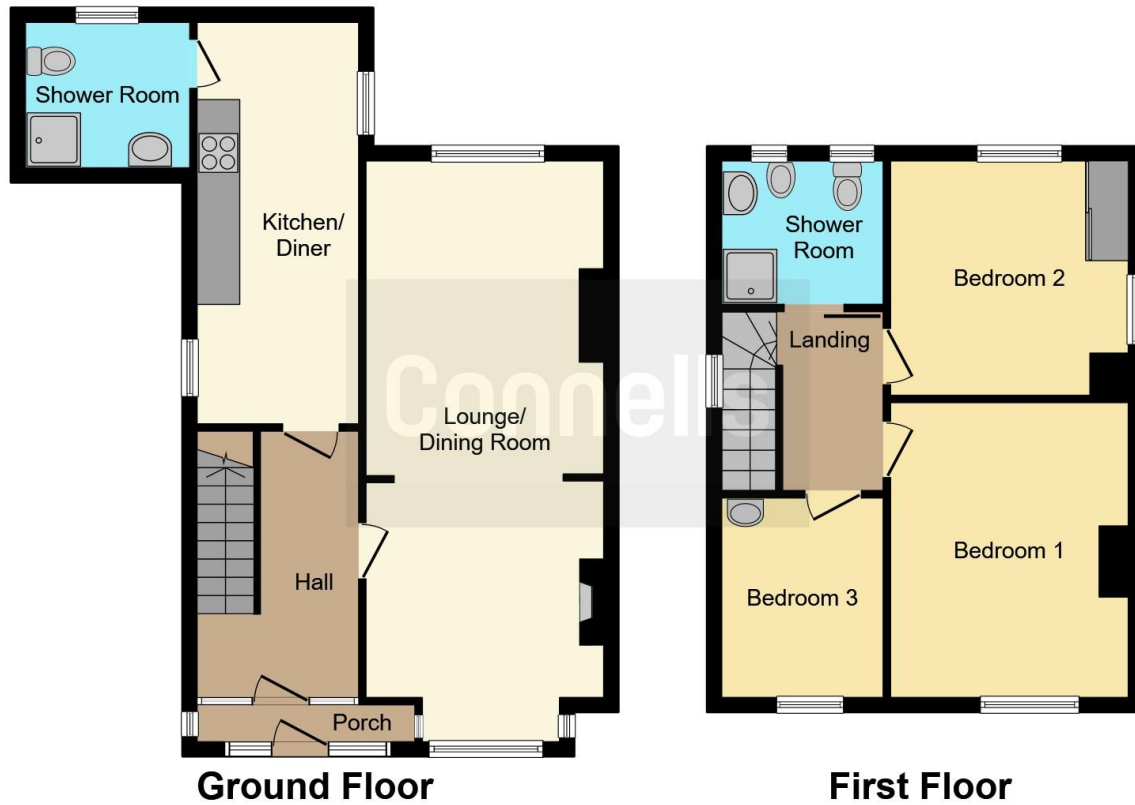
### Garden

Rear garden, concrete slabs with shrub borders, shed to rear

### Garage

Detached Garage with electric door, inspection pit, with parking to front.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

**EPC Rating: D**

**view this property online [connells.co.uk/Property/BMR310905](http://connells.co.uk/Property/BMR310905)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BMR310905 - 0003