



**Connells**

Court Road  
Kingswood Bristol





## Property Description

In need of some structural works, this 3 bedroom mid terraced family home offers oodles of potential to the right buyer.

The sought after location makes this an excellent opportunity for the right buyer and the well planned internal layout can lend itself to a variety of uses. The rear garden offers off street parking at the moment and originally, there was a garage on the property.

Internally UPVC double glazed windows and gas central heating compliment some of the original style features which have remained in the house.

Whilst this house has much potential, it is not going to be suitable for all buyers due to the nature of the works required.

## 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

UPVC door to entrance hallway.

## Entrance Hall

With stairs to first floor landing and doors to ground floor accommodation

## Living Room

12' 9" x 11' ( 3.89m x 3.35m )  
UPVC double glazed bay window to the front aspect, feature fire surround with inset, radiator.

## Dining Room

16' 3" x 12' 4" ( 4.95m x 3.76m )

UPVC sliding doors to the rear garden, feature wall inset, radiator.

## Kitchen

9' 11" x 7' 7" ( 3.02m x 2.31m )

Range of wall and base units with rolled edge worktops over, UPVC double glazed window to the side aspect, plumbing for an automatic washing machine, plumbing for a dishwasher, radiator, door to

## Bathroom

Double glazed window to the side aspect, low level wc, pedestal wash hand basin, panelled bath, radiator.

## Upstairs

### Landing

with loft access

### Bedroom 1

16' 3" x 11' 3" ( 4.95m x 3.43m )

UPVC double glazed window to the front aspect, radiator

### Bedroom 2

10' 1" x 8' 5" ( 3.07m x 2.57m )

UPVC double glazed window to the rear, radiator.

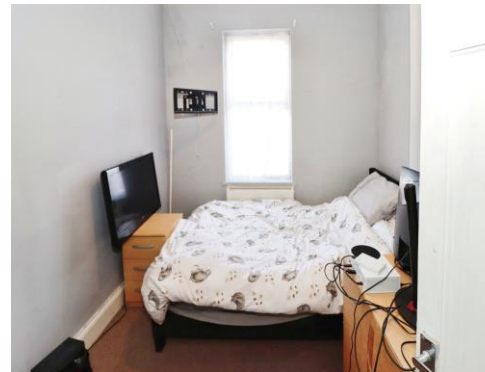
### Bedroom 3

10' 4" x 7' 6" ( 3.15m x 2.29m )

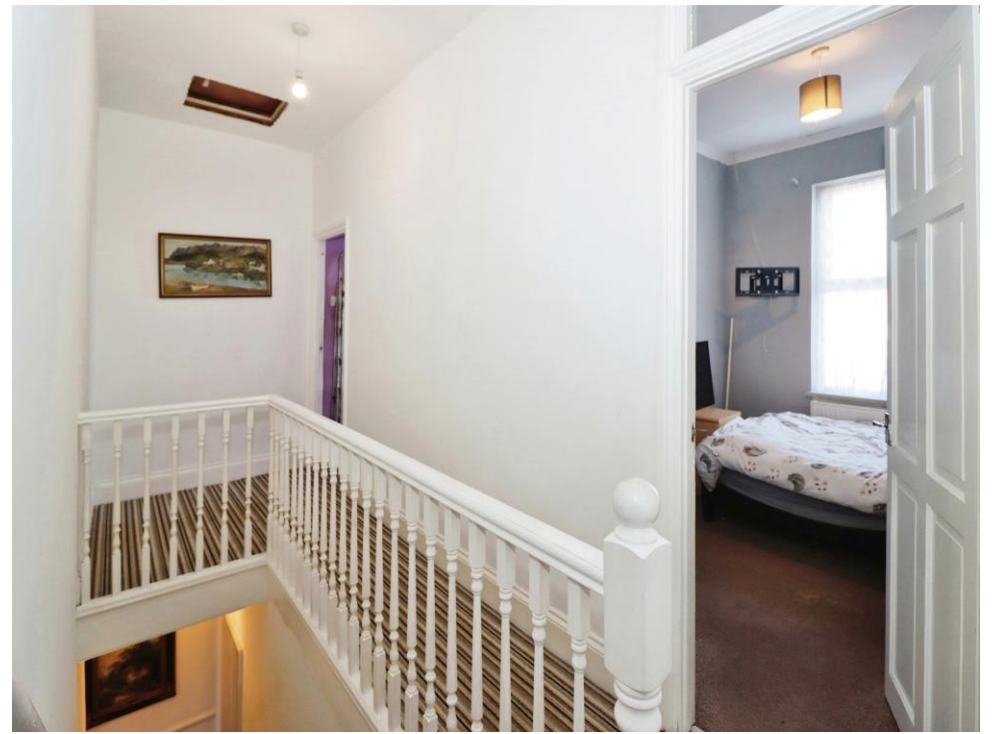
UPVC double glazed window to the rear aspect, radiator. - This is the room that is mostly effected by the damp.

### Front Garden

Enclosed and established

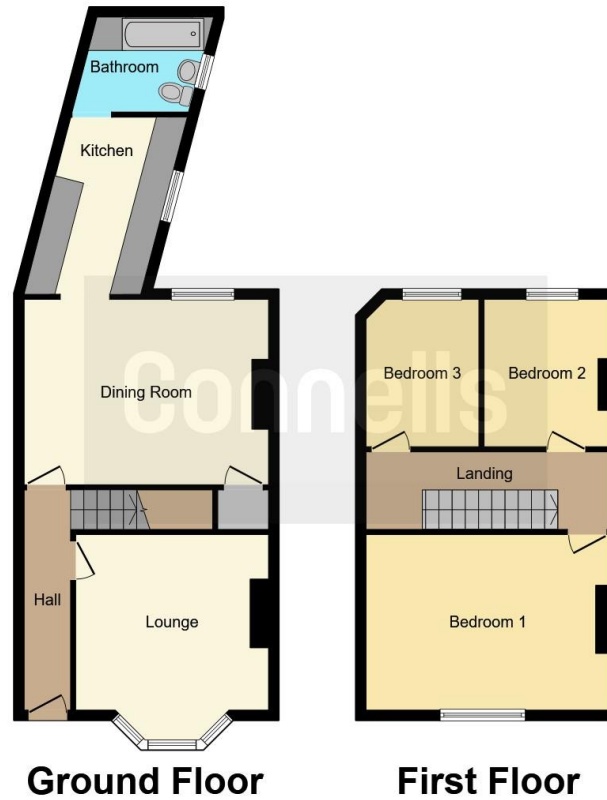












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

Tenure: Freehold

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