



Connells

Alma Road
Kingswood Bristol



Property Description

The double width plot in which this property is positioned is approximately 3600sq ft. Currently there is a detached garage to the side of the property with driveway approach, however, to the front of the property, a number of neighbouring houses have had their kerbs dropped and as such, there may be potential to utilise part of the front garden for off street parking. The driveway and garage potentially once demolished could offer a large open space which may attract local builders or a family who would like to extend and perhaps build some independent living type accommodation or 'Granex' or possibly, subject to planning consent, an individual residential dwelling within the plot.

Currently the property has mainly UPVC double glazing throughout, gas central heating and a conservatory to the rear garden with radiator and dual aspect glass windows. The internal accommodation offers living room, open plan kitchen/dining room and doors to the conservatory. Upstairs, three bedrooms and a family bathroom, a loft hatch to loft area (a number of similar properties in the road have converted their lofts to provide additional accommodation). Externally, an established and enclosed garden to the front, side and rear with pathway to the detached garage, out house for storage accommodating the working outside wc and patio area complete the offering of this unusual property. A viewing is a must to really appreciate the versatility of this opportunity. *** TELEPHONE 01179 353013 ***

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 double glazed obscured glass door leading into the entrance hallway.

Hallway

UPVC aluminium double glazed obscured glass window to front aspect, stairs to first floor landing, meter box, under stairs area and radiator.

Kitchen

12' 9" x 9' 6" (3.89m x 2.90m)

Range of wall and base units with worktops over, single bow stainless steel sink unit, UPVC double glazed window to rear aspect, space for fridge/freezer and plumbing for washing machine.

Dining Room Area

9' 6" x 8' 1" (2.90m x 2.46m)

Radiator, wooden glazed doors, UPVC double glazed door to conservatory.

Conservatory

15' 9" x 8' 10" (4.80m x 2.69m)

UPVC glazed windows to two aspects facing rear and the side, paved floor, wall lights, radiator and UPVC double glazed doors to rear garden.

Landing

Loft access, doors off to accommodation.

Bathroom

Three piece suite consisting of bath, low level WC, pedestal wash hand basin, UPVC double glazed obscured glass window to rear aspect, radiator and tiled walls.

Bedroom One

10' 10" x 9' 3" (3.30m x 2.82m)

UPVC double glazed windows to front and side aspect, radiator and built-in storage.

Bedroom Two

12' 10" x 8' 5" (3.91m x 2.57m)

UPVC double glazed window to rear aspect, ceiling coving and radiator.

Bedroom Three

11' 8" x 7' 11" (3.56m x 2.41m)

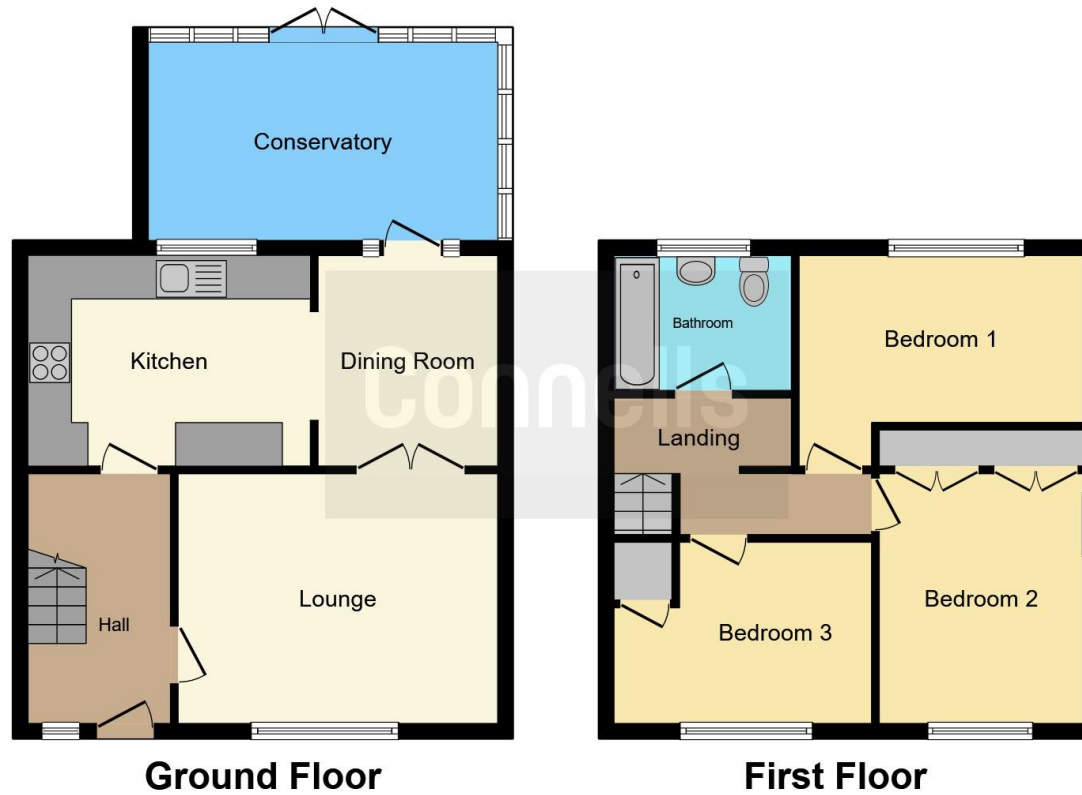
UPVC double glazed window to front aspect and radiator.

Outside









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

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: Awaiting

Tenure: Freehold

view this property online connells.co.uk/Property/KWD310035



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD310035 - 0003