



Connells

Jubilee Road
Kingswood Bristol



Property Description

End of terrace house being sold with NO ONWARD CHAIN Situated on this popular road with good access to the ring road and the Bristol to Bath Cycle track. Page Park and the amenities of Staple Hill are only a short walk away. Requiring some redoration an early viewing is essential to avoid disappointment.

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 front door leading into the porch with a further UPVC front door leading into the entrance hallway.

Hallway

Hallway has stairs rising to the first floor, UPVC double glazed obscured glass window to the side, laminate flooring, central heating radiator, door off to storage cupboard with coat hooks and shelving, small door to under stairs storage cupboard which is housing electric meter and fuse box.

Lounge

13' 11" max x 12' 8" (4.24m max x 3.86m)

Laminate flooring, coved ceiling, UPVC double glazed door leading out to the rear garden, fire place with a feature fire place, door through to kitchen/diner.

Kitchen / Diner

18' 11" x 9' 9" max (5.77m x 2.97m max)

Coved ceiling, UPVC double glazed window to the front aspect, UPVC double glazed door leading out to the rear garden, two radiators, extensive range of base units and drawers with rolled-edge worktops over with tiled splashbacks and matching wall units, a cupboard housing boiler, space and plumbing for washing machine and a further appliance beneath the worktop, integrated electric oven and grill with an inset gas hob and extractor hood above, stainless steel single bowl drainer with a mixer tap.

Landing

UPVC double glazed window to the side, hatch given access to loft storage space, door to airing cupboard housing built-in wooden slated shelves.

Bedroom One

12' 6" x 10' 7" (3.81m x 3.23m)

UPVC double glazed window to the rear aspect, central heating radiator, fitted bedroom furniture comprising two double wardrobes, hanging rail with shelf above with over the bed storage cupboards and matching chest of drawers.

Bedroom Two

10' 8" x 10' max (3.25m x 3.05m max)

Central heating radiator.

Bedroom Three

8' 8" x 8' 1" (2.64m x 2.46m)

Central heating radiator and UPVC double glazed window. Exposed floor boards.

Shower Room

Extractor fan, UPVC double glazed obscured glass window, chrome heated towel radiator, corner shower cubical with a mains shower, vanity wash hand basin, low level WC. Shower room is fully tiled around.

Outside

To The Front

Box housing the gas meter, outside light, parking for three to four cars.

To The Rear

rear garden is large and is predominantly paved with bordering and fencing, a large garden shed,

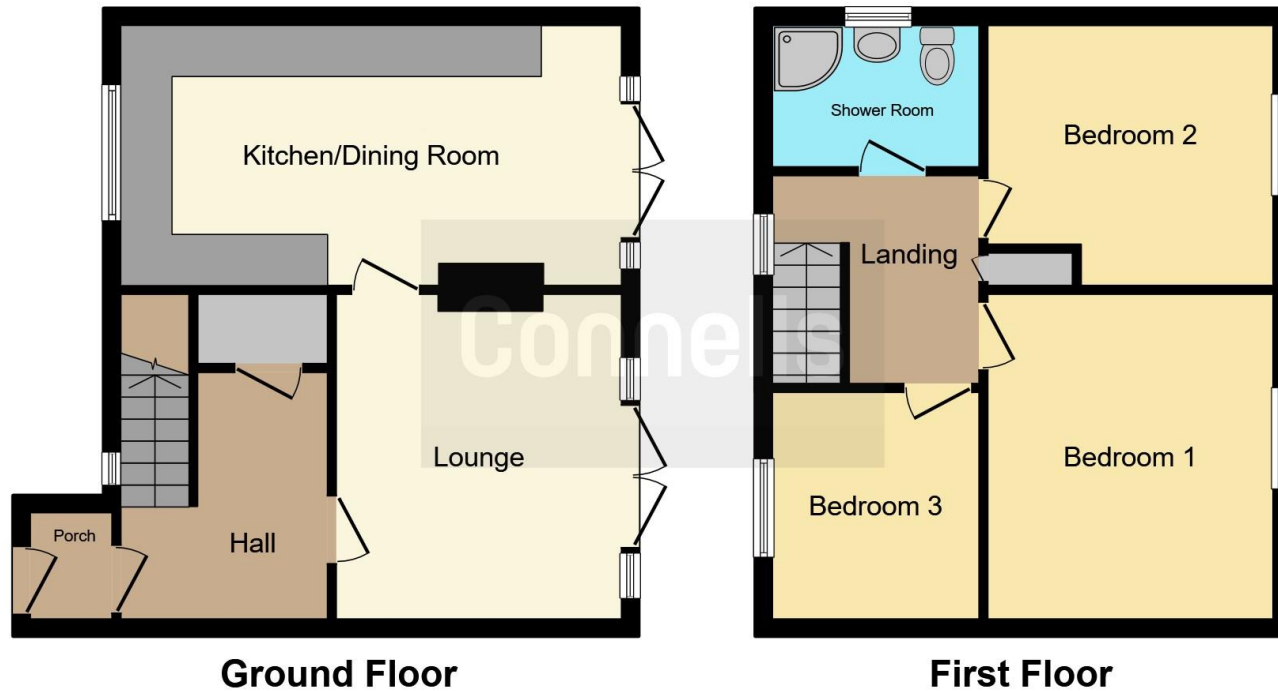
To The Side

A door giving access to side passage with a further UPVC double glazed door leading out to the front and a door off to a separate toilet with low level WC, an outhouse and a further shed with power and lighting and UPVC double glazed window and some worktops.









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: C

Tenure: Freehold

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