





## Property Description

Situated in a cul-de-sac position between the excellent amenities offered by both Kingswood and Staple Hill, this 3 bedroom family home has been considerably improved by the current owner. The improvements include full cavity wall insulation, extensive insulation to the loft space (with drop down ladder to the landing), a replacement electrical consumer unit, a recently fitted kitchen and bathroom suite. Originally a 2-bedroom property, the vendor has cleverly converted it to a 3-bedroom property whilst retaining well-proportioned rooms. The family bathroom has been recently fitted and is modern and white. Downstairs, the through lounge/dining room is light and airy with solid flooring and flows into the separate kitchen which again has been recently fitted and overlooks the well-maintained, enclosed rear garden with its own pedestrian access from the rear. To the front is an attractive double width brick paved driveway which the vendor has recently had laid. \*\* NO ONWARD CHAIN \*\*

## 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

One-meter-wide front door to the entrance hall

## Entrance Hall

Radiator, meter cupboard, electrical consumer unit, stairs to first floor and landing.

## Living Room/Dining Area

16' 4" x 11' 8" ( 4.98m x 3.56m )

UPVc double glazed window to the front aspect, feature fire surround with electric fire inset, radiator, door to the kitchen.

## Kitchen

10' 8" x 6' 8" ( 3.25m x 2.03m )

UPVc double glazed window to the rear aspect, UPVc double glazed door to the rear garden, range of wall and base units with worktops over, single drainer sink unit, integrated oven and hob,

## Upstairs

### Landing

Loft access (fully insulated to a very high standard) with drop down ladder, power and light, boiler tank \*(the vendor has advised that a number of surrounding properties have successfully undertaken a loft conversion)

### Bedroom 1

15' 7" x 8' 5" ( 4.75m x 2.57m )

UPVc double glazed window to the rear aspect, radiator, built-in shelved storage cupboard.

### Bedroom 2

10' 4" max x 7' 2" ( 3.15m max x 2.18m )

UPVc double glazed window to the front aspect, radiator.

### Bedroom 3

7' 5" x 6' 8" ( 2.26m x 2.03m )

UPVc double glazed window to the front aspect, radiator, storage cupboard.

## Family Bathroom

Suite comprising panel bath with Twin outlet Electric shower over, low level wc, pedestal wash hand basin, heater towel rail, touch sensitive wall mirror with light, mainly tiled with UPVc double glazed obscure window to the rear aspect.

## Outside

### Front

Laid to double width brick paved driveway, partly enclosed with path to the front door, outside and light and security camera.

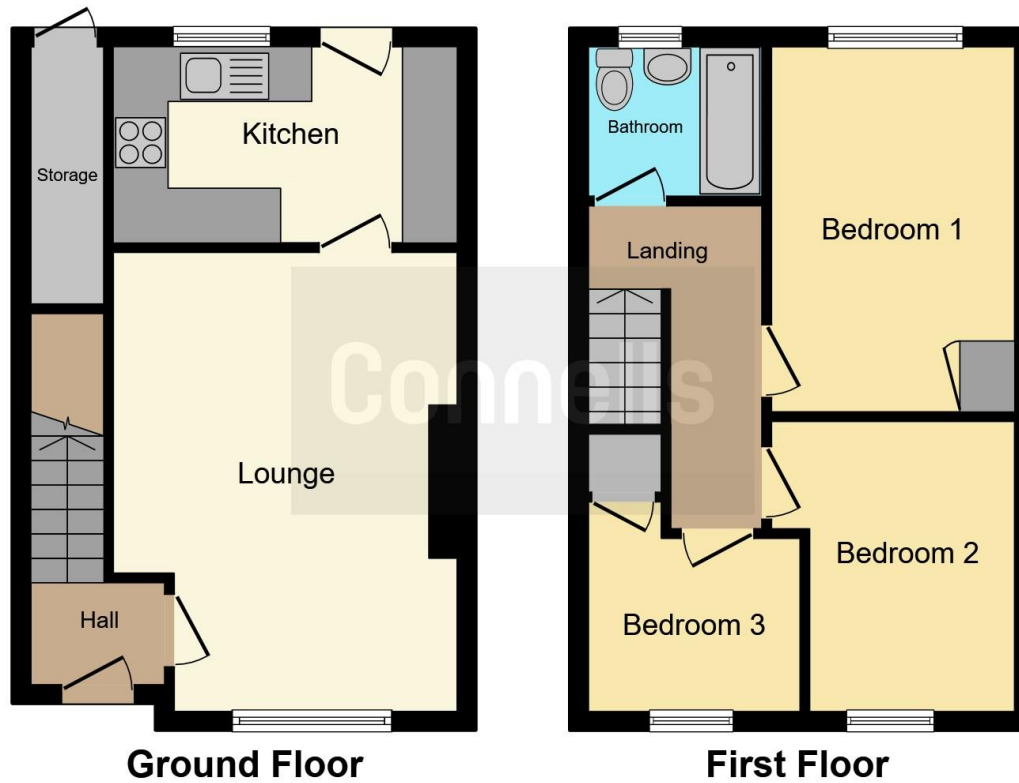
### Rear

Enclosed and laid to patio with established planting with rear pedestrian access, power facility and outside tap, outside light and security camera.









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)

To view this property please contact Connells on

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/KWD310266](http://connells.co.uk/Property/KWD310266)**



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: KWD310266 - 0003