

for sale

guide price **£135,000**



## Clarence Road Kingswood Bristol BS15 1NW

A first floor flat comprising own private entrance, stairs rising to the first floor, one bedroom, lounge/ kitchen and a bathroom. Benefiting from GCH, DG, front garden and being sold with NO ONWARD CHAIN.

# Clarence Road Kingswood Bristol BS15 1NW

## 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 front door leading into the entrance hallway.

## Hallway

Central heating radiator, door to cupboard housing circuit breaker and electric meter, a cupboard housing gas meter, stairs rising up to the first floor.

## Landing

Hatch given access to loft storage space, door off into open plan living space.



## **Open Plan Lounge / Kitchen**

18' 1" max x 11' 2" max ( 5.51m max x 3.40m max )

### **Lounge Area**

Telephone point, TV point, a further telephone point, central heating radiator and UPVC double glazed window to the front aspect.

### **Kitchen Area**

Space for fridge/freezer, range of base units and drawers with rolled-edge worktops over with tiled splashbacks and matching wall units, space for an additional electrical appliance, single bowl sink drainer with a mixer tap and integrated electrical oven and grill with an inset four ring electric hob with an extractor hood above.

## **Bedroom**

9' 9" x 9' 3" plus the door recess ( 2.97m x 2.82m plus the door recess )

UPVC double glazed window to the rear aspect, central heating radiator, TV point and telephone point.

## **Bathroom**

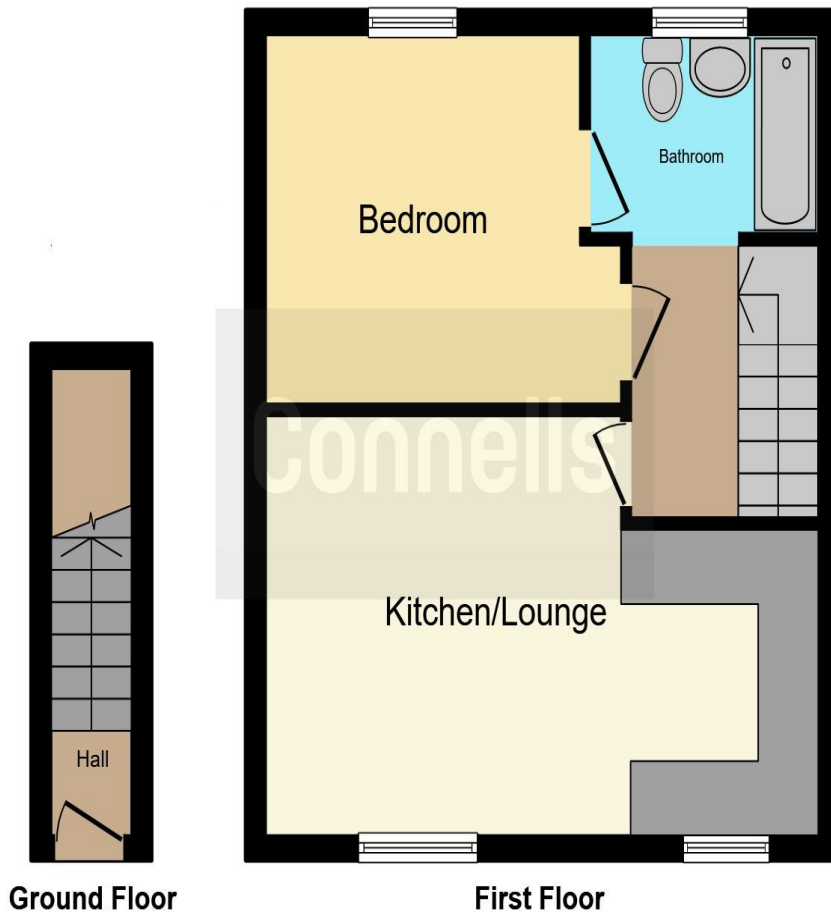
UPVC double glazed obscured glass window, an extractor fan, heated towel radiator, space and plumbing for a washing machine, a cupboard housing the central heating boiler, low level WC, wash hand basin with a mixer tap, panelled bath with a mixer tap with a connected shower attachment and is partly tiled around.

## **Outside**

There is an enclosed front garden.







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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1 Regent Street Kingswood  
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Property Ref: KWD310338 - 0005

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/KWD310338](http://connells.co.uk/Property/KWD310338)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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