



Connells
FOR SALE

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Connells

Rodney Road
Bristol



Property Description

We are delighted to present this well-located two-bedroom mid-terraced property on Rodney Road, BS15. The home features two spacious reception rooms, a fitted kitchen, and a separate utility room. Upstairs, you'll find two generously sized double bedrooms and a family bathroom. Additional benefits include PVCu double glazing, gas central heating, and a rear lawned garden, perfect for outdoor relaxation. Offered with ****NO CHAIN****.

Rodney Road is set in a vibrant area, with easy access to local amenities including shops, restaurants, and cafes. The property is well-served by public transport, with regular bus routes providing quick links into Bristol city centre and surrounding areas. Major road networks, such as the A4174 Ring Road, are easily accessible, making this an ideal location for commuters. Nearby, you'll also find parks, green spaces, and excellent schools, adding to the appeal of this fantastic home.

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.

Dining Room

12' 2" x 12' 1" (3.71m x 3.68m)

Double glazed window to front aspect, coved and smooth ceiling, wood flooring, fire place, under stairs storage, stairs rising to first floor, radiator

Lounge

12' x 12' (3.66m x 3.66m)

Double glazed Window to front and rear aspect, coved and smooth ceiling, feature brick chimney breast, TV point, wood flooring and radiator

Kitchen

Irregular Shaped Room 12' 7" Max x 9' 5" Max (3.84m Max x 2.87m)

Double glazed window to rear aspect, a range of wall and base units with work tops over, single bowl sink and drainer, tiled splash backs, space for oven, wall mounted boiler, smooth ceiling with recessed spotlights, doors leading to utility and family bathroom.

Family Bathroom

Irregular Shaped Room 7' 1" Max x 8' 6" Max (2.16m Max x 2.59m)

Two Double glazed obscured windows to rear, panelled bath with mains shower over, WC, Pedestal wash hand basin, fully tiled walls and flooring.

Utility

5' 4" x 9' 3" (1.63m x 2.82m)

Double glazed door and window to rear aspect, wall units, work top with under counter space for washing machine, dishwasher and tumble dryer, space for free standing fridge freezer, tiled flooring.

Bedroom One

12' x 12' 1" (3.66m x 3.68m)

Double glazed window to front aspect, carpeted flooring and radiator

Bedroom Two

12' x 12' (3.66m x 3.66m)

Double glazed window to front aspect, feature brick wall with fire place, carpeted flooring and radiator

Rear Garden

Fully enclosed by way of boundary, mainly laid to grassed area with patio, fencing and shed.









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

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/KWD310435



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.

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