



Connells

Two Mile Hill Road
Bristol

Two Mile Hill Road
Bristol BS15 1AY

for sale guide price
£145,000



Property Description

A rare opportunity to purchase this ideal investment property. A shop unit and a one bedroom flat located on one of the main high streets in Kingswood. Potential for a conversion (subject to necessary planning permission). CHAIN FREE. Call us today for more information!!

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 communal hallway with the steps rising up to the flat.

Door off into the shop.

Ground Floor Shop

27' 6" max x 9' 9" max (8.38m max x 2.97m max)

Bays window to the front, basic shop units with a storage/kitchen area, separate toilet and door leading out into the rear garden.

Landing

Radiator.

Flat Entrance

Door leading into the open plan living space.

Open Plan Living

15' 11" max x 10' 10" max (4.85m max x 3.30m max)

UPVC double glazed window to the front aspect, radiator, wall-mounted fuse box, laminate flooring, open fire place with tiled surrounds.

Kitchen area

Integrated electric oven and grill with an inset four ring electric hob with a extractor above, fridge/freezer, tiled flooring, stainless steel single bowl sink unit with mixer tap and radiator.

Bedroom

12' 1" x 6' (3.68m x 1.83m)

Radiator, UPVC double glazed french doors leading out into a balcony area which has steps leading down into the garden.

Utility Space

Space and plumbing for washing machine, built-in shelf and sliding door through into the shower room.

Shower Room

Shower room is fully tiled around and has radiator, extractor fan, shower cubical with a mains shower, pedestal wash hand basin and low level WC.

Outside

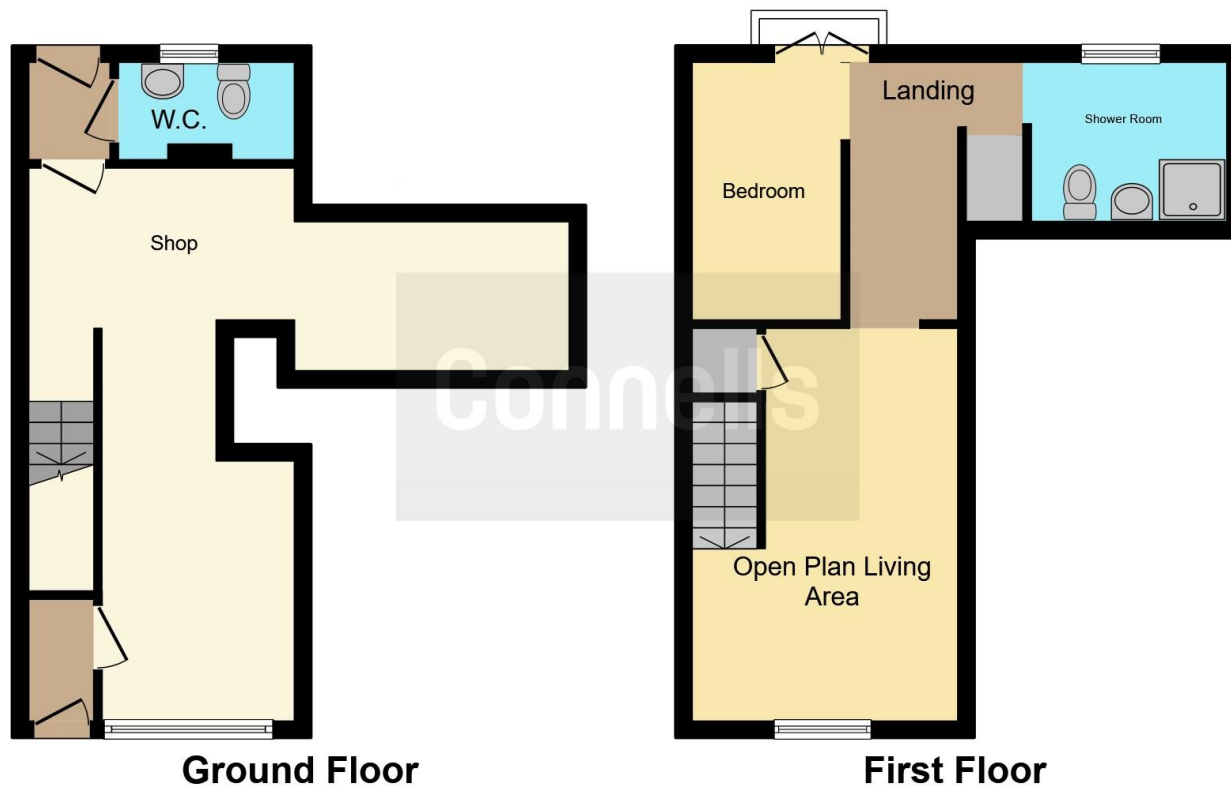
To The Rear

Good sized rear garden laid with chipping and is enclosed with walls.









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: C

Tenure: Freehold

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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.

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