



Connells

Primrose Lane
Bristol



Property Description

[An early viewing is essential to fully appreciate the homely feel this lovely family home has to offer. Situated within close proximity of local amenities and a frequent bus service into the city centre. 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 the entrance porch which has wall mounted gas meter, circuit breaker and electric meter, a further door leading into the lounge.

Lounge

21' 10" max x 14' 3" (6.65m max x 4.34m)
UPVC double glazed window to the front, window to the rear, three radiators, fire place with surrounding hearth, TV point, telephone point, stairs rising up to the first floor and a door with a step down to the kitchen/diner.

Kitchen/Diner

14' 3" x 11' 7" (4.34m x 3.53m)
Range of base units and drawers with rolled-edge worktops over with tiled splashbacks with matching wall units, stainless steel single bowl sink unit and drainer, eyeline electric oven and grill, space for fridge/freezer, radiator, UPVC double glazed window to the

side, space and plumbing for washing machine, space for dishwasher and UPVC double glazed doors leading out to the rear garden.

Downstairs Shower Room

Tiled flooring, radiator, low level WC, pedestal wash hand basin, walk-in shower cubical with a mains shower with grip handles and is partly tiled around.

Landing

Large hatch giving access to loft storage space and radiator.

Bedroom One

14' 3" x 10' 4" (4.34m x 3.15m)

UPVC double glazed window to the front aspect, and radiator.

Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m)

UPVC double glazed window to the rear aspect, radiator, built-in double cupboards with built-in shelving and housing wall-mounted boiler.

Bedroom Three

7' 11" x 7' 2" (2.41m x 2.18m)

UPVC double glazed window to the rear aspect and radiator.

Outside

To The Front

Twin grip handles.

To The Rear

Grip handle, rear garden is paved and enclosed with walls and has a garden 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

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EPC Rating: D

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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Property Ref: KWD310624 - 0011