



Connells

Fishponds Road
Eastville Bristol

Fishponds Road Eastville Bristol BS5 6SE

for sale guide price
£340,000



Property Description

Being sold with NO ONWARD CHAIN and offering lots of scope and potential is this spacious Victorian terraced home situated in the popular area of Eastville. Nearby amenities include cafes, restaurants, take-aways, banks, opticians, bakeries and supermarkets. Its also located within close proximity to Parks, (Eastville Park, Oldbury Court) as well as the Bristol & Bath cycle path, good transport links by car, bus and bikes. An internal viewing is essential to fully appreciate the accommodation on offer.

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/Hallway

A front door leading into a front vestibule, another glass obscured door leading into a hallway, stairs rising to the first floor, an under-stair storage cupboard, a circuit breaker and a meter, door-off into principles rooms.

Lounge

14' 9" x 12' 1" max (4.50m x 3.68m max)

A UPVC double glazed bay window to the front aspect, a central heating radiator, door to the storage cupboard with built-in shelving.

Dining Room

12' 5" x 13' 1" max (3.78m x 3.99m max)

A UPVC double glazed window, a central heating radiator, a fitted coal effect gas fire with a marble surrounded hood, door to a further storage cupboard with a built-in shelving, control for central heating.

Kitchen

10' 3" x 8' 5" (3.12m x 2.57m)

A window and a door leading out to the back garden, a wall mounted boiler, a central heating radiator, base units and work tops with a stainless steel single bowl sink and drainer, space and plumbing for washing machine, door into a down-stairs shower room.

Shower Room

A walk-in electric shower with tiled surrounds, low level flush wc, wall mounted hand-wash basin, a window, a central heating radiator and a wall heater.

First Floor Landing

Stairs rising to the second floor and doors-off into bedrooms.

Bedroom One

16' 8" max x 12' 6" (5.08m max x 3.81m)

Two UPVC double glazed window to the front aspect, a central heating radiator, door to a walking storage cupboard.

Bedroom Two

13' 2" max x 12' 6" (4.01m max x 3.81m)

A central heating radiator, A UPVC double glazed window to the rear aspect, door to a

cupboard with built-in shelving, door through into another bathroom.

Bathroom

A UPVC double glazed obscured glass window, a central heating radiator, low level flush wc, pedestal hand-wash basin with tiled splashback, a bathtub with tiled splashback and a main shower over.

Second Floor Landing

A skylight window and doors-off into an additional bedroom.

Bedroom Three

16' 7" max x 12' 5" (5.05m max x 3.78m)

A UPVC double glazed window to the front aspect, door to a large storage cupboard.

Bedroom Four

16' 9" max x 12' 7" (5.11m max x 3.84m)

A hatch access to the loft area, a UPVC double glazed window to the rear aspect

Outside

To The Front

Gated access to the steps leading up to the front door, paved front garden.

To The Rear

It is paved with a gate giving rear access and door to a little 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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T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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