



Connells

Southfield Avenue
Bristol



Property Description

This is a rare opportunity to acquire an mid-terraced home that offers an abundance of space, modern amenities, and potential for further development, all in a sought-after location.

The property is nicely set back from the road, with a front garden with a lovely trail of green bedded plants along a stoned paved front which is half circled by green bushes. The property has a sliding door to a small porch area before the main door. The ground floor is thoughtfully designed to cater to both family living and entertaining. Upon entering, you are greeted by a welcoming living room that flows seamlessly into an open dining room/reception room. Access to the back garden via the french doors and back of the kitchen.

Garden has a nice small patio which leads onto the rest of the garden with side access to the rear private lane and garage which can be used for storage or parking. This outdoor space offers endless possibilities, from creating a beautiful garden retreat to considering potential development options. The kitchen has new style marble effect worktops along with dark green coloured cupboards and storage. Further benefits include a Glow-Worm Boiler and large cupboard under the stairs which has shelving which can make a great pantry space or storage for jackets and shoes.

Upstairs, the property continues to impress with spacious bedrooms, each offering ample

space and natural light.

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

Property is nicely set back from the road, with a front garden with pathway leading up to the sliding doors and porch.

Lounge

12' 8" x 12' 4" (3.86m x 3.76m)

Lounge opens up to dining room/back room. Lounge has a long radiator with front windows. With dining room having a large radiator and access to the back of the garden via the french doors. Which leads out onto a patio area.

Dining Room

12' 3" x 10' 6" (3.73m x 3.20m)

Kitchen

18' 3" x 8' 11" (5.56m x 2.72m)

Kitchen leads through to the back, with cupboard on the right used for storage. Radiator and marble effect worktops with Green workspace. Kitchen has Glow-Worm boiler on the wall. Kitchen has four ring gas cooker along with space for white-goods.

Landing Area

Landing area has cupboard that can be used for storage.

Bedroom One

12' 5" x 12' 4" (3.78m x 3.76m)

Bedroom has window facing out onto back garden.

Bedroom Two

12' 4" x 10' 6" (3.76m x 3.20m)

Bedroom Two has window facing onto the front of the property.

Bedroom Three

8' 5" x 8' 9" (2.57m x 2.67m)

Bedroom Three has sliding open and close door with glass panel. Bedroom also has a window which faces onto the front.

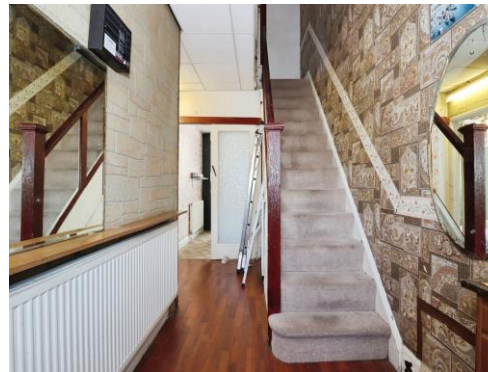
Outside

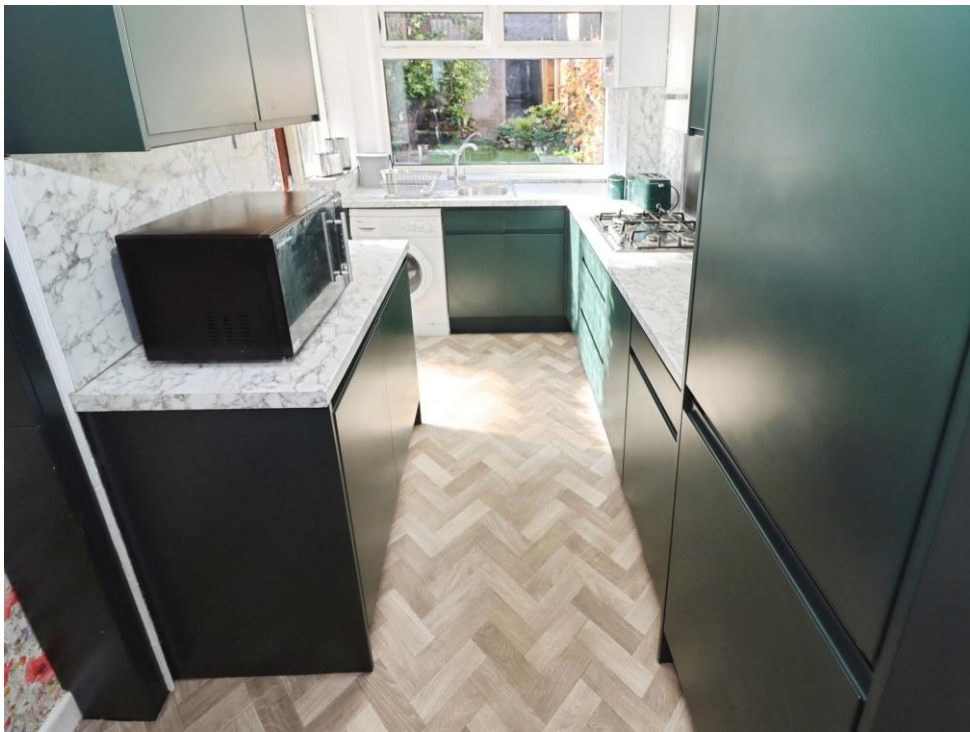
Property boasts an rear garden with access to the garage and back of the property onto the shared lane.

Garage

14' 3" x 19' 2" (4.34m x 5.84m)

Garage is accessible from the side of the garden or the back lane of the proper









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 Council Tax
 Band: B

Tenure: Freehold

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