





Property Description

A versatile three-bedroom Victorian home offering generous living space and a mezzanine room above the garage. The ground floor features a bay-fronted lounge with wood burner, and a spacious kitchen/diner with skylights and French doors leading out to the rear courtyard. A utility and bathroom complete the ground floor. Upstairs provides three bedrooms, a modern shower room and access to a loft room, ideal for storage or home office. The annex offers additional flexible space with bathroom and mezzanine, perfect for guests or investment use. The garage includes electric door and power.

The property is ideally positioned near Eastville Park, Snuff Mills, Stoke Park Estate, Greenbank Cemetery and local

shops. The Bristol to Bath cycle track sits directly behind, providing easy access into the city. Excellent transport links

via the A432, M32, M4 and M5. Well suited for first time buyers or as an investment opportunity.

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. 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 Hall

Door in from Front, Stairs rising to the first floor, Access to the lounge and kitchen diner. wood flooring and a radiator.

Lounge

15' 7" max narrowing to x 10' 5" max (4.75m max narrowing to x 3.17m)

Double glazed bay window to the front aspect, wood burner, smooth ceilings, wood flooring and radiator.

Kitchen/Diner

27' 2" max x 14' 7" max (8.28m max x 4.45m max)

Two Velux skylight windows and double glazed French doors to the rear aspect, range of wall and base units with worktops, one and a half bowl ceramic sink with mixer tap, space for freestanding fridge freezer, space for eye level cooker with extractor, gas induction hob, electric and gas port under dining table, wood effect flooring, smooth ceilings with spotlights and radiator.

Utility Space

7' 3" x 2' 7" (2.21m x 0.79m)

Double glazed window to the side aspect, tiled flooring and radiator.

Downstairs Bathroom

7' 5" x 5' 2" (2.26m x 1.57m)

Double glazed obscure window to the side aspect, WC, wash hand basin with mixer tap, panel bath with glass shower screen and shower over, tiled flooring, extractor fan, chrome heated towel rail and radiator. Sliding door to kitchen diner.

Bedroom One

15' 1" max x 13' 7" max (4.60m max x 4.14m max)

Double glazed window to the front aspect, carpet and vinyl flooring, ceramic sink with mixer tap, stairs to loft room and radiator.

Bedroom Two

14' max x 7' 11" max (4.27m max x 2.41m max)

Double glazed window to the rear aspect, carpet flooring and radiator.

Bedroom Three

9' 7" x 8' 8" (2.92m x 2.64m)

Double glazed window to the side aspect, storage cupboard housing Worcester Bosch boiler, carpet flooring and radiator.

Loft Room

15' 6" max x 14' 9" max (4.72m max x 4.50m max)

Double glazed window, carpet flooring, electric supply, significant head height restriction and radiator.

Garage

16' x 14' 4" (4.88m x 4.37m)

Electric garage door operated by fob, power supply with fuse board access.

Garage Bathroom

7' 6" max x 4' 8" max (2.29m max x 1.42m max)

Double glazed obscure window to the side aspect, part tiled walls, WC, stainless steel sink with mixer tap, electric shower, tiled flooring, extractor fan and radiator.

Mezzanine Room

13' 8" x 13' 1" (4.17m x 3.99m)

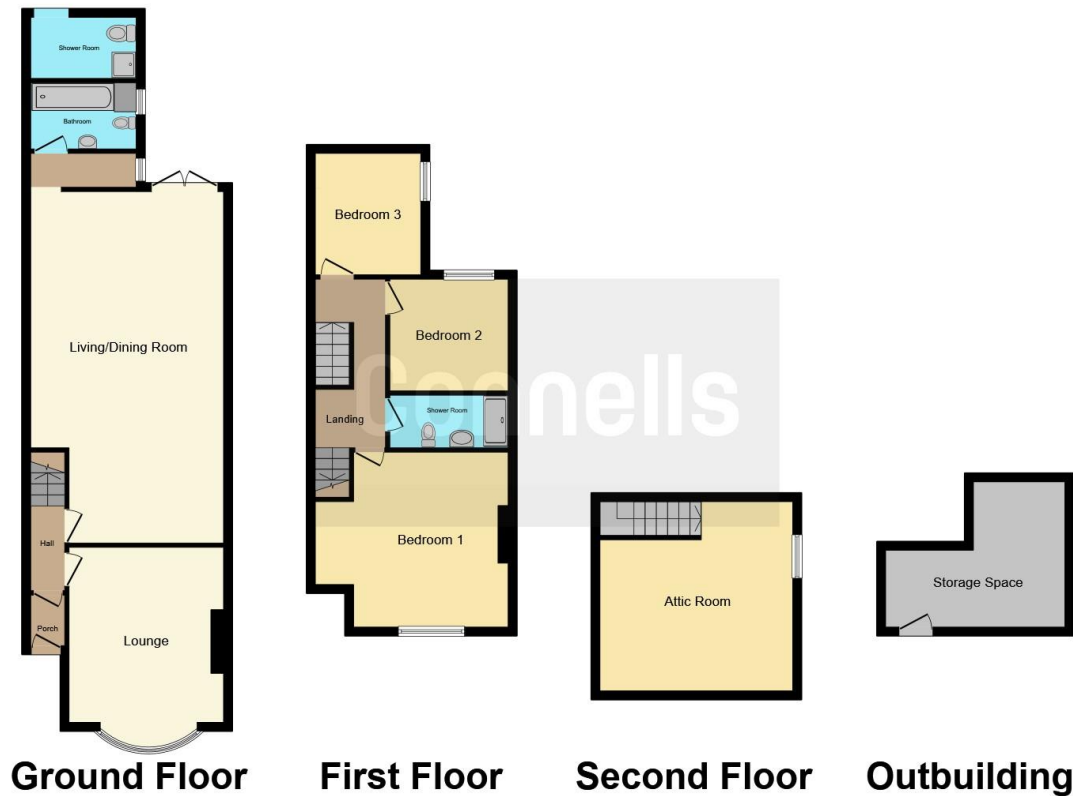
Two skylight windows, additional storage, tiled flooring, staircase to mezzanine, small head height restriction and radiator.

Outside









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: C Council Tax
 Band: B

Tenure: Freehold

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