



Connells

Hanham Road
Bristol



Property Description

*** NO CHAIN, UPDATING POTENTIAL ***

This family home is an investment opportunity to someone willing to live in and update or invest. With potential value easily added, this offers the perfect quick buy for a home buyer or investor.

Externally, the rear courtyard garden provides a private outdoor retreat, complete with a useful storage shed and gated access to the rear lane. Hanham Road is well placed to access shops and amenities in both Hanham and Kingswood High Street. There is a good selection of Primary Schools in the area as well as Senior Schools and nurseries so perfect for families.

BS15 covers Kingswood, Warmley and Hanham which crosses over between Bristol City Council and South Gloucestershire. The area has a mix of rural and urban landscapes. The area has several local businesses, including several independent stores and a range of eateries, from pubs to restaurants. There are multiple schools within the area and has easy access into Bristol city centre with several bus routes connecting to the city centre.

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 set back from the road, with iron gate and stone wall. Steps leading up to front door.

Hallway

Electric switchboard on the right of the wall, secondary door, half glass panelled. Radiator. Stairs to the right. Character features on the archway.

Living Room/Bedroom

12' 6" x 13' 4" (3.81m x 4.06m)

Living room being used as a bedroom currently, electric fireplace, TV ports, UPVC Window

Kitchen

18' 2" x 8' 4" (5.54m x 2.54m)

Kitchen has space for dishwasher, washing machine and free-standing fridge/freezer. Electric oven. Wooden cabinets, splashback tiles, extractor fan. Stainless steel sink with drainer. Extension area has washing machine and double glazed windows with door to back garden.

Lounge

12' 1" x 11' 5" (3.68m x 3.48m)

Lounge with french double-opening doors leading onto patio garden at rear. Understairs storage available. Door leading into kitchen which has been extended.

Upstairs Hallway

Fitted wooden cupboards, plenty of storage. Separate opening with door also for storage on the landing.

Walk In Wet-Room

Wash basin, wooden medicine cabinet attached to wall, radiator, shower area - walk in. Double glazed window. Two separate compartments available for storage on the wall.

Bedroom One

12' 6" x 13' 4" (3.81m x 4.06m)

UPVC Window, Radiator.

Bedroom Two

11' 5" x 10' 4" (3.48m x 3.15m)

UPVC Window, Radiator, fitted wooden storage.

Bedroom Three

5' 4" x 9' 2" (1.63m x 2.79m)

Wooden fitted storage, radiator, UPVC Window.

Garden

Rear garden has small shed, along with back fence gate - which leads out onto the back lane. Potential to change this into parking.









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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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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