



**Connells**

Bellevue Road  
St. George Bristol



Bellevue Road  
St. George Bristol BS5 7PQ

for sale guide price  
**£210,000**



### Property Description

A Victorian mid terrace house requiring modernisation throughout would be the perfect investment opportunity! Located in a popular residential area and being sold with NO ONWARD CHAIN! Ideal for an investor!

### 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

Front door leading into the entrance hallway.

### Hallway

Hallway has wall-mounted fuse box, electric meter, stairs rising to the first floor and doors off into the principal rooms.

### Living Room

11' 8" max x 11' 7" max ( 3.56m max x 3.53m max )

Coved ceiling, bay window to the front aspect and laminate flooring.

### Kitchen/Diner

14' 11" max x 11' 7" ( 4.55m max x 3.53m )

Access to under stairs storage space, range of base units and drawers with rolled-edge worktops over with matching wall units and tiled splashbacks, stainless steel single drain sink unit with a mixer tap, double doors

leading out to the rear garden.

## Bathroom

Door leading out into the rear garden, door to airing cupboard housing hot water cylinder, pedestal wash hand basin with tiled splashbacks, low level WC, bath with tiled surrounds and two UPVC double glazed obscured glass windows.

## Landing

Hatch given access to loft storage space.

## Bedroom One

14' 11" max x 11' 8" max-into bay ( 4.55m max x 3.56m max-into bay )

UPVC double glazed bay window to the front aspect and storage space.

## Bedroom Two

9' 2" x 7' 8" max ( 2.79m x 2.34m max )

UPVC double glazed window to the rear aspect and exposed wood floors.

## Bedroom Three

11' 10" max x 6' 10" ( 3.61m max x 2.08m )

UPVC double glazed window to the rear aspect with exposed wood flooring.

## Outside

To The Front

Front garden is enclosed with low level walls and has patio area.

To The Rear

Rear garden is enclosed with walls, laid with chipping and mature shrubs with a patio area.

## Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.













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](http://www.focalagent.com)

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1 Regent Street Kingswood  
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EPC Rating: G Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/KWD311172](http://connells.co.uk/Property/KWD311172)**



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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