



**Connells**

Bowden Road  
Bristol





### Property Description

A mid terraced house located in the popular area of St George with the popular St George Park situated just minutes away. St George is a residential district in East Bristol about 2-3 miles from the city centre. Its a well established suburb with local shops, parks and good access of the rest of Bristol by road or bus. This property is being sold with NO ONWARD CHAIN and offers huge amounts of potential. Early viewing is essential to avoid disappointment.

### 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 the entrance hallway, where a wall mounted box housing the circuit breaker, wall mounted electric meter and water meter, central heating radiator, exposed floor boards throughout the whole ground floor, stairs rise up to the first floor, doors off to the principal rooms.

### Lounge

10' 9" x 10' 3" max - open fire place ( 3.28m x 3.12m max - open fire place )

UPVC double glazed windows to the front aspect, central heating radiator , tv point, tiled open fireplace, built in shelves into the recesses.

### Dining Room

13' 5" max x 12' 1" ( 4.09m max x 3.68m )

A central heating radiator, open fireplace with tiles surrounding, doors to under stairs storage cupboard which is housing built in shelving and an additional cupboard with built in shelves, a door way to step down into kitchen.

## Kitchen

10' 3" x 5' 7" ( 3.12m x 1.70m )

A UPVC double glazed window to the rear aspect, a UPVC double glazed door leading out to the rear aspect, skylight, a stainless steel single bowl sink unit and drainer with a mixer tap, base units, wall units, space for washing machine, space for cooker, door through to downstairs cloak room.

## W.C

Low level flush wc with extractor fan, pedestal hand wash basin with tiled splashback.

## First Floor Landing

Doors off into principals rooms.

## Bathroom

A hatch giving access to loft storage space, Cupboard with wooden door, a UPVC double glazed obscured glass window, pedestal hand wash basin with tiled splashback, bath with grip handles with electric shower over, partly tiled around, central heating radiator.

## Bedroom One

13' 5" x 10' 9" ( 4.09m x 3.28m )

A UPVC double glazed window to the front aspect, exposed floor boards throughout on to

the first floor.

## Bedroom Two

14' 2" x 7' 3" ( 4.32m x 2.21m )

A UPVC double glazed window to the rear aspect, central heating radiator, a wall mounted boiler.

## Outside

To The Rear

An enclosed west facing rear garden, which is partly paved with borders and shrubs and it is enclosed with fencing and party walls.

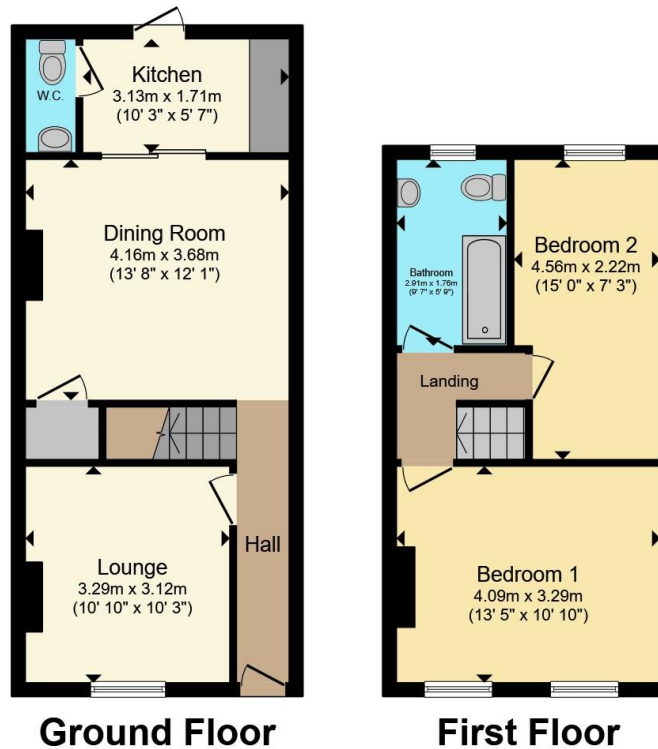












Total floor area 70.9 m<sup>2</sup> (763 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D 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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