



Connells

Chelsea Road
Bristol



Property Description

Situated on Chelsea Road, this three bedroom Victorian terrace offers well-proportioned accommodation arranged

over two floors and presents an excellent opportunity for buyers seeking a property requiring updating and

improvement. The ground floor provides an entrance hall with access to a bay fronted lounge, separate dining room, kitchen with side access to the garden, and a ground floor shower room. Upstairs, there are three bedrooms including a bay fronted main bedroom. Externally, the property benefits from a low maintenance front garden and an enclosed rear garden with paved areas and mature planting. The property is offered with no onward chain and would suit investors or buyers looking for a refurbishment project.

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 Hall

Obscure glazed front door, wood effect flooring, access to lounge, dining room, kitchen and stairs rising to the first floor, radiator.

Lounge

11' 11" x 11' 2" (3.63m x 3.40m)

Double glazed bay window to the front aspect, carpet flooring, radiator.

Dining Room

13' 7" x 9' 11" (4.14m x 3.02m)

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

Kitchen

11' 2" x 8' 1" (3.40m x 2.46m)

Double glazed window to the side aspect and double glazed door providing side garden access, range of wall and base units with worktops over, sink unit, low level oven with gas hob, boiler location, space for freestanding fridge freezer and washing machine, vinyl flooring, radiator.

Shower Room

Double glazed obscure window to the rear aspect, smooth ceiling, walk-in shower, extractor fan, WC, wash hand basin, radiator.

First Floor Landing

Access to bedrooms one, two and three and a built-in storage cupboard.

Bedroom One

15' 5" x 11' 6" (4.70m x 3.51m)

Double glazed bay window to the front aspect, smooth ceiling, carpet flooring, radiator.

Bedroom Two

13' 7" x 10' 1" (4.14m x 3.07m)

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

Bedroom Three

11' x 8' (3.35m x 2.44m)

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

Outside

FRONT APPROACH

Bay-fronted Victorian terrace with red brick elevations and decorative stone detailing. Gated low maintenance frontage with path leading to the front door and boundary railings to the front.

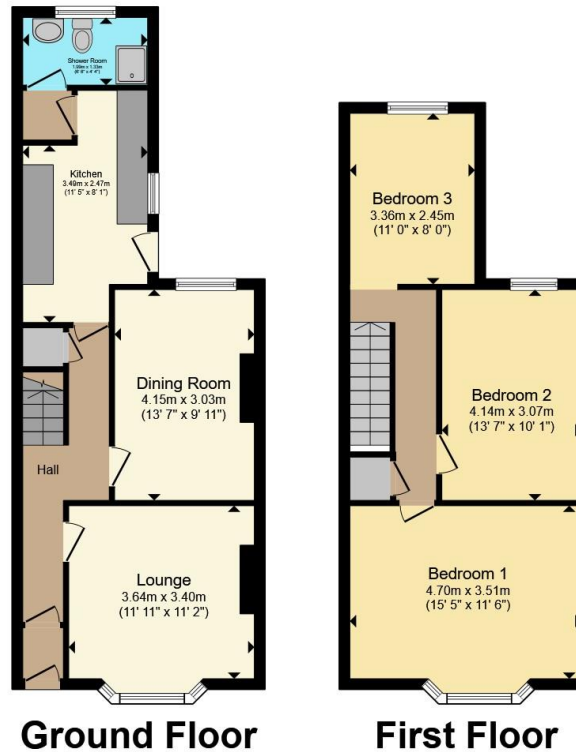
REAR GARDEN

Enclosed rear garden arranged mainly with paved areas and raised beds, featuring mature shrubs and planting. The garden offers scope for clearance and landscaping, with access to the rear of the property and side return.









Total floor area 91.9 m² (989 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

Connells

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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