



High Street Kingswood Bristol BS15 4AR

for sale guide price
£190,000



Property Description

A mid terraced house in need of a full renovation throughout located in the popular area of Kingswood. Easy accessible to the ring roads and within close proximity of all local amenities. Amenities include shops, supermarkets, an array of restaurants, take-aways and coffee shops, Doctors, Dentists as well as frequent bus services into the city centre and surrounded areas. In need of renovating.

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 wooden front door leading to the entrance hallway with a further obscured glass door, a central heating radiator, a cupboard housing the electric meter and a circuit breaker, a glass window giving a borrow light from the lounge, stair up to the first floor, doors through the dining room.

Dining Room

10' 6" x 10' 6" (3.20m x 3.20m)

A window to the rear aspect with original window shutters, a open fire-place with brick and chimney burst, multi glass panel doors leading into the kitchen, a central heating radiator, stairs down into the cellar from

under-stairs recess space, door way leading into the lounge.

Lounge

14' max x 11' (4.27m max x 3.35m)

A single glazed window to the front aspect with window shutters, a central heating radiator.

Kitchen

11' 10" x 5' 9" (3.61m x 1.75m)

A window to the side and a wooden door leading to the rear, a range of base units and drawers with tiled work-tops over, some more units, space for cooker, one and half bowl sink unit and drainer with a mixer tap, space for fridge/freezer, a wall heater, a door off into the bathroom.

Bathroom

A central heating radiator, a bath with a electric shower over, low level flush wc, a pedestal hand-wash basin, an obscured glass window.

Bedroom One

12' 10" max x 11' 2" max (3.91m max x 3.40m max)

A single glazed glass window to the rear, a central heating radiator, a hatch giving access to the loft storage space, a cupboard housing the hot water cylinder with built-in shelving, a additional built-in wardrobe with hanging rails,

a further leading door with step leading into a dressing room/office.

Office/Dressing Room

7' 2" x 6' 2" (2.18m x 1.88m)

This dressing room with a window could be used as a nursery or as an office.

Bedroom Two

14' max x 10' 6" max (4.27m max x 3.20m max)

A single glazed window to the front aspect, a fire-place with tiled around and a wooden mantel over, a central heating radiator.

Outside

To The Front

A path leading to the front door.

To The Rear

A gate leading out to the rear garden. Rear garden is approximately 90 feet long.

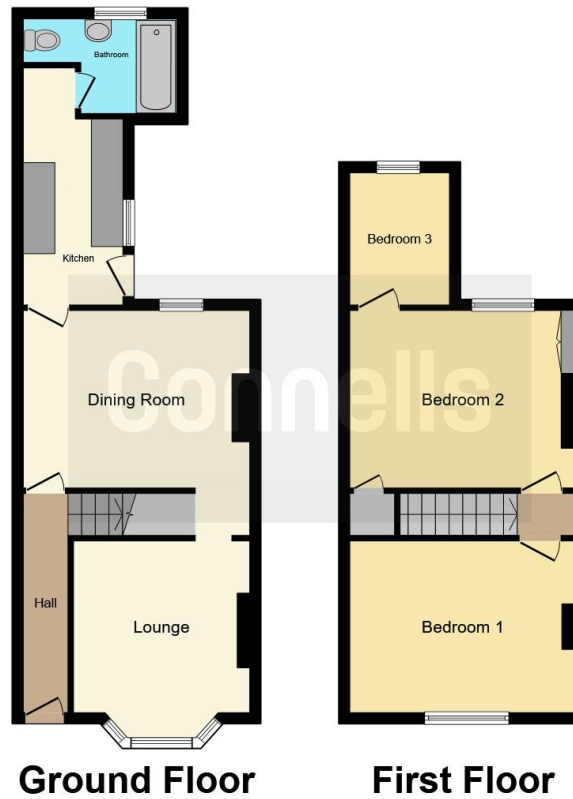
Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









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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1 Regent Street Kingswood
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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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