



Connells

Marbeck Road
Bristol

Marbeck Road
Bristol BS10 6DJ

for sale guide price
£270,000



Property Description

The property is situated in close proximity to major employers such as Southmead hospital, Airbus and the MoD. Westbury high street is also within a relatively short walk where there are a number of independent bars & cafés as well as local shops & amenities. There are fantastic schools within close proximity with Little Mead Academy (ofsted outstanding) only a few minutes walk away from the home. The property is also close to the highly regarded Bristol free school (ofsted good). This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Lounge

18' 10" x 13' 3" (5.74m x 4.04m)

Kitchen

19' 1" x 10' 4" (5.82m x 3.15m)

Utility Room/lean To

Landing

Master Bedroom

11' 2" x 10' 2" (3.40m x 3.10m)

Bedroom Two

13' 6" x 10' 4" (4.11m x 3.15m)

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m)

Bathroom

Front Garden

Rear Garden

Outbuilding

Off Road Parking

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

Agents Note

LAING CONSTRUCTION - Appears to be Type 2 Laing Easiform Construction - Check with your provider for best mortgage option

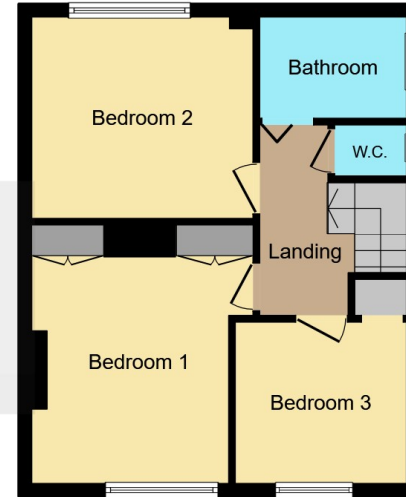








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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6 Canford Lane
BRISTOL BS9 3DH

EPC Rating: D

view this property online connells.co.uk/Property/WOT308245

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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