



Connells

Gosforth Road
Bristol

Gosforth Road
Bristol BS10 6DL

for sale guide price
£270,000



Property Description

The property is situated on Gosforth Road. A short walk from the house is Badock's Wood, a popular location for dog walkers and runners and a route towards the shops, cafés and restaurants of Henleaze and Westbury-on-Trym. The recently expanded Southmead Hospital is a short walk to the east, the development of which has enhanced the popularity of the area, both with investment buyers and with owner occupiers wanting to be close to their place of work. Other major areas of employment such as Airbus, Rolls-Royce and the Ministry of Defence are also close by, with many employees living in this area. The position of Southmead, in the north-west of Bristol, is also very convenient both for getting into the city centre and out to the motorway for those who regularly travel further afield. Junction 17 of the M5 is just a five minute drive away and allows easy access to the South West, the Midlands or the South East.

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.

Entrance Hall

Cloakroom

Lounge

14' 7" x 10' 7" (4.45m x 3.23m)

Dining Room

13' 2" x 9' 8" (4.01m x 2.95m)

Kitchen

8' 5" x 8' 5" (2.57m x 2.57m)

Boot Room

20' 8" Max x 7' 5" (6.30m Max x 2.26m)

Landing

Master Bedroom

11' 7" x 11' 6" (3.53m x 3.51m)

Bedroom Two

12' 7" x 9' 4" (3.84m x 2.84m)

Bedroom Three

8' 7" x 8' 6" (2.62m x 2.59m)

Bathroom

7' 8" x 7' 9" (2.34m x 2.36m)

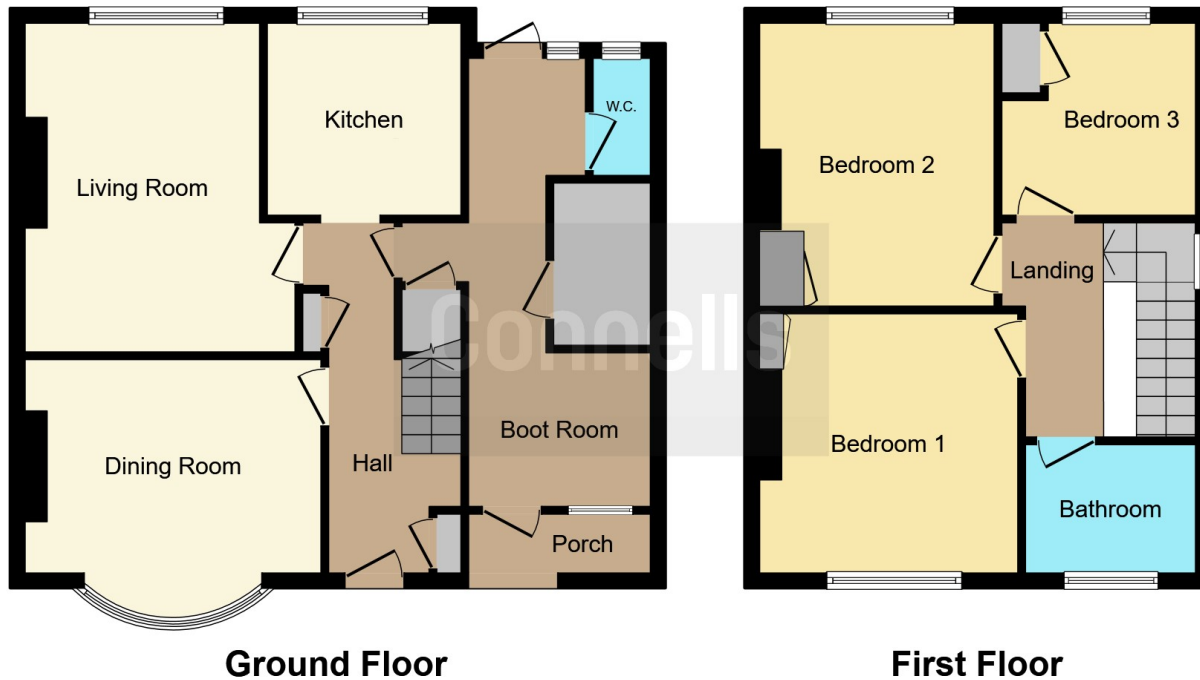
Front And Rear Gardens

Off Road Parking









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

To view this property please contact Connells on

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6 Canford Lane
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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308533



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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