



**Connells**

Marissal Road  
Bristol

Marissal Road  
Bristol BS10 7NW

for sale guide price  
**£220,000**



### Property Description

Henbury is a district that neighbours affluent Westbury-on-Trym. This area features a variety of property types, including social housing estates dating from the 1950s, ambling country lanes lined with country homes, and pleasant residential streets, all backdropped by the dense greenery of the famous Blaise Castle Estate, and gives itself over to the stunning Henbury Golf Course. Families considering moving to the area will be interested in the good schools that Henbury boasts, and for wide-open spaces, you really cannot do much better than the Greenhill Plantation and grounds of the Blaise Estate – think rivers, woods, green meadows and designated play areas and you're in contented kids/parents heaven. For commuters, the easy access to the M5 and city centre is a boon, and while Henbury may not have the widest choice of bars and restaurants for younger couples to choose from, it's only a short drive to Westbury-on-Trym and Clifton, and Cribbs Causeway is always a convenient option for retail therapy, grocery shopping, going to the cinema and dining out.

### 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.

### Agent's Note:

WAITS house rebuilt in 2008. Certificate number PRC 858/07

**Lounge**

19' 9" x 10' 10" ( 6.02m x 3.30m )

**Dining Room**

15' 3" x 9' 6" ( 4.65m x 2.90m )

**Kitchen**

11' 5" x 7' 8" ( 3.48m x 2.34m )

**Bedroom 1**

12' 4" x 10' 2" ( 3.76m x 3.10m )

**Bedroom 2**

10' 5" x 7' 7" ( 3.17m x 2.31m )

**Bedroom 3**

8' 7" x 8' 4" ( 2.62m x 2.54m )

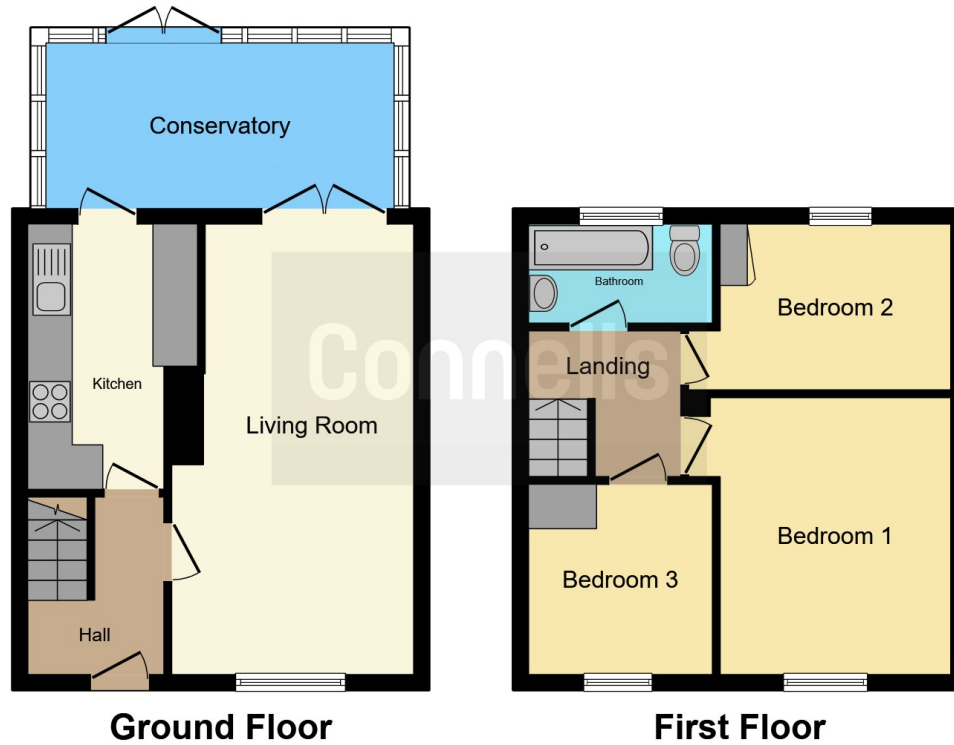
**Bathroom**

**Rear Garden**









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](http://www.focalagent.com)

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**E [westburyontrym@connells.co.uk](mailto:westburyontrym@connells.co.uk)**

6 Canford Lane  
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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT308602](http://connells.co.uk/Property/WOT308602)**



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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Property Ref: WOT308602 - 0002