



Connells  
0117 950 1552  
FOR SALE

Connells

Moor Grove  
Bristol





## Property Description

The location of this property is great due to the proximity of Blaise Castle Estate and Kingsweston. The travel links are also a benefit as there are good bus links to Cribbs Causeway and Bristol City Centre, not forgetting the easy access to the M5/M4 motorway. There are very good schools nearby all within walking distance.

Newly renovated is this light and airy, end of terrace home offering two individual reception rooms and 15m garden.

You approach via steps leading to the entrance porch which in turn greets you into a hallway. The ground level offers you two individual reception rooms and a separate newly fitted kitchen.

Accessible from the kitchen was a lean-to area with a practical outside WC and useful outbuilding.

Moving to the first floor you will discover three family-sized bedrooms and a bathroom.

Outside there is generous, south-easterly, level garden that measures approximately 15m in length.

The home further benefits from solar panels, double glazing and gas central heating.

## 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.

### Agents Note:

Please note this is a Wates concrete construction build.

### Entrance Porch

### Entrance Hall

### Lounge

14' 7" x 12' 7" ( 4.45m x 3.84m )

### Dining Room

10' 7" x 10' 3" ( 3.23m x 3.12m )

### Kitchen

10' 8" x 10' 4" ( 3.25m x 3.15m )

### Landing

### Bedroom 1

14' 4" x 8' 3" ( 4.37m x 2.51m )

### Bedroom 2

12' 1" x 10' 5" ( 3.68m x 3.17m )

### Bedroom 3

9' 5" x 7' 3" ( 2.87m x 2.21m )

### Bathroom

### Rear Garden

### Outbuilding



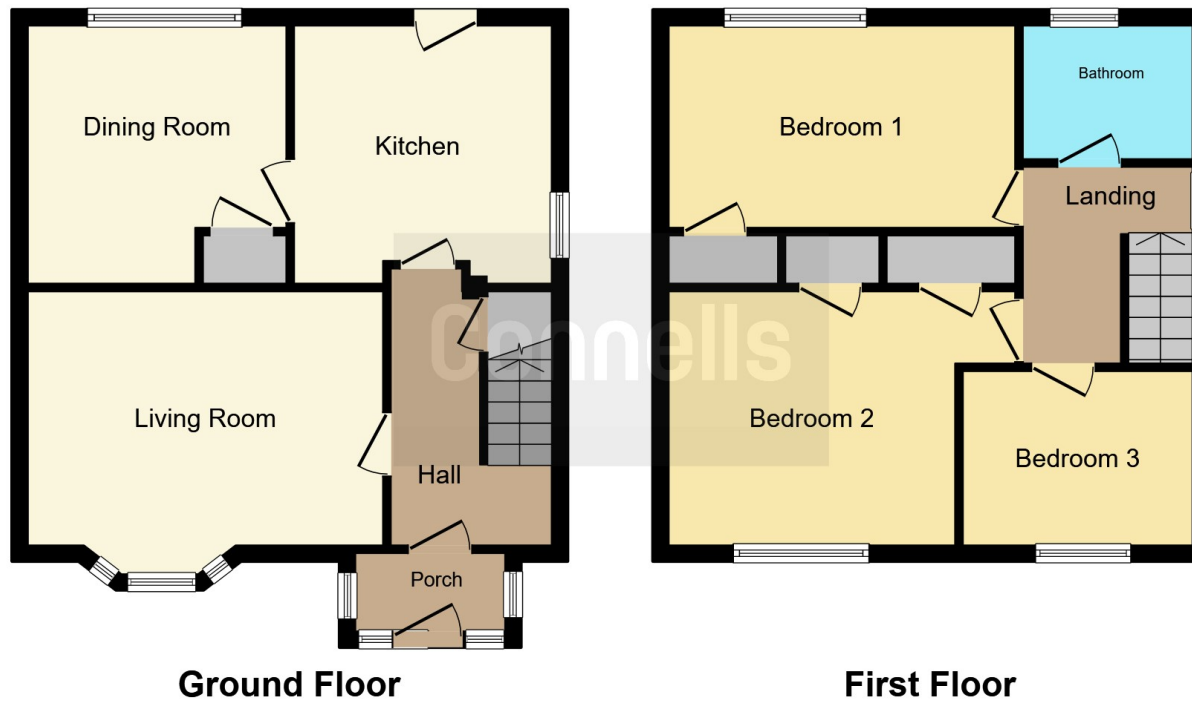












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT308800](http://connells.co.uk/Property/WOT308800)**



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: WOT308800 - 0002