



Bradley Crescent Bristol BS11 9ST

for sale guide price
£270,000



Property Description

The local High Street offers an abundance of local cafes, pubs, amenities and services. The riverside walks and the Lamplighters public house and restaurant are within 5 minutes walking distance. There are good local Primary schools nearby and Oasis Academy is also within walking distance. The A4 Portway provides excellent transport links both back into Bristol City Centre or for the M5 Motorway Network & Shirehampton Railway Station is less than a mile away.

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 Hall

Lounge

16' 5" x 10' 2" (5.00m x 3.10m)

Kitchen

16' 10" x 12' 4" (5.13m x 3.76m)

Landing

Bedroom One

10' 4" x 9' 9" (3.15m x 2.97m)

Bedroom Two

10' 5" x 7' 9" (3.17m x 2.36m)

Bedroom Three

10' 5" x 7' 4" (3.17m x 2.24m)

Bathroom

Attic Room

13' 5" Max x 11' 4" (4.09m Max x 3.45m)

Garden

The rear garden has a sunny aspect, part is laid to lawn, and part is laid to patio with side access.

Garage

There is a detached garage to the rear of the property with a courtesy door leading into the 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

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EPC Rating: D

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Tenure: Freehold



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