



Greenlands Way
Bristol BS10 7PH

for sale guide price
£400,000



Property Description

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 is only a short drive to Westbury-on-Trym and Clifton. mead

is a great area which is high in rental demand and has good community

spirit locally. Surrounded by plenty of green areas for leisure and many other

facilities surrounding.

You have places nearby such as Southmead hospital, both primary and

secondary schools, retail shops, restaurants and plenty of other places of

convenience. Local public transport links to Bristol and beyond make it very

easy to commute and to generally get around Bristol.

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 Porch

Entrance Hall

Lounge

24' 6" x 8' 9" (7.47m x 2.67m)

Dining Room

10' 7" x 8' 9" (3.23m x 2.67m)

Kitchen

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

Conservatory

Landing

Bedroom One

13' 4" x 9' 8" (4.06m x 2.95m)

Bedroom Two

9' 10" x 9' 5" (3.00m x 2.87m)

Bedroom Three

10' 3" x 6' 5" (3.12m x 1.96m)

Bathroom

Front Garden

Rear Garden

Garage

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 Council Tax
 Band: C

Tenure: Freehold

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