



Connells

Clavell Road
Bristol

Clavell Road
Bristol BS10 7EJ

for sale guide price
£280,000



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 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 £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

Downstairs Cloakroom

Lounge

12' 11" x 12' 4" (3.94m x 3.76m)

Dining Room

9' 6" x 9' (2.90m x 2.74m)

Kitchen

11' 5" x 9' 8" (3.48m x 2.95m)

Landing**Master Bedroom**

12' 3" x 11' into wardrobe (3.73m x 3.35m
into wardrobe)

Bedroom Two

13' x 9' 4" (3.96m x 2.84m)

Bedroom Three

8' 11" x 7' 7" (2.72m x 2.31m)

Bathroom**Agents Note**

Originally a Woolway concrete construction in 1952. Rebuilt in 1989 under controlled Council scheme and signed off as STANDARD CONSTRUCTION

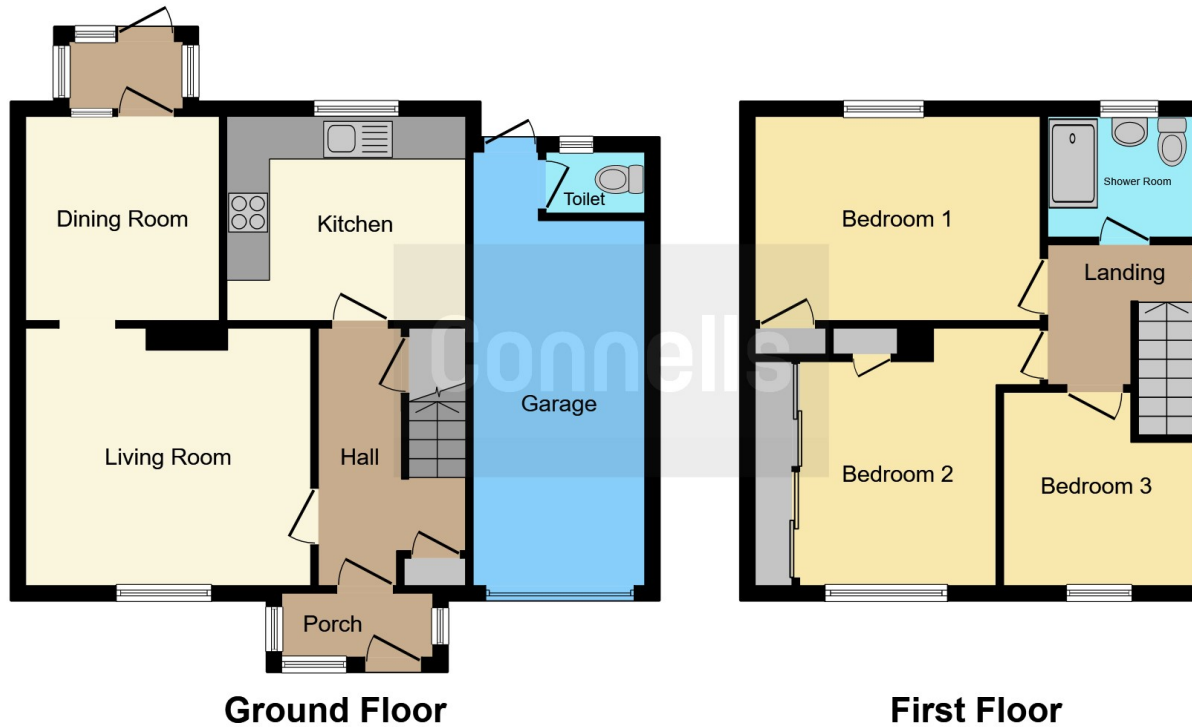
Front Garden**Rear Garden****Garage**

16' 10" x 8' (5.13m x 2.44m)

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

T 0117 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308497



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