



Charlton Lane, Bristol BS10 6SQ

welcome to

Charlton Lane, Bristol

This superb cottage occupies the desirable end of terrace position. The low maintenance garden is south facing and the separate garage behind is particularly spacious with the added benefit of a new roof. Charlton Lane offers local facilities and is one of the most sought after places in the area.

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.

Charlton Lane Entrance

The pretty entrance to the front past planting beds and herbaceous borders instantly gives a sense of

wellbeing.

Porch

3' 5" max x 4' 2" max (1.04m max x 1.27m max)
Useful space with windows on two sides.

Living Space

The 'living space' was previously fully open-plan yet the current owner have created a partial divide with glazed doors. The light and feeling of space is accentuated given the bay window to the front, rear window adjacent to the staircase and light from the kitchen.

Living Room

10' 11" max x 12' max (3.33m max x 3.66m max)
This cosy area is suitable for lounging furniture and finished with wooden laminate flooring, double glazed windows to the front, double radiator and gas fireplace.

Dining Room

12' max x 10' max (3.66m max x 3.05m max)
The dining space features the aesthetically pleasing open staircase and leads conveniently away from the kitchen. Finished with triple light pendant and tiled flooring.

Kitchen

9' 2" max x 6' 11" max (2.79m max x 2.11m max)
The smart kitchen is finished to a good standard with well proportioned window to the side aspect. Complete with Belfast style sink, gas hob, integrated oven, undercounter washing machine and four-spot light bar.

Utility

9' max x 5' 1" max (2.74m max x 1.55m max)
The tremendously useful utility leads directly out to

the garden and offers further storage, wall and base units plus worktop. There is also a basin here which adds to the credentials. Space for under-counter white goods.

W.C.

4' 5" max x 4' 7" max (1.35m max x 1.40m max)
Convenient downstairs cloakroom with WC and further storage. Gas combination boiler fitted here.

Stairs Leading Upwards

Stylish open staircase with lateral wooden balustrades. Finished with carpet.

Landing

10' 3" max x 2' 6" max (3.12m max x 0.76m max)
Finished with carpet. Access to loft from here.

Bedroom 1

11' 11" max x 10' 1" max (3.63m max x 3.07m max)
Spacious bedroom with double glazed window to the front aspect. Plenty of room for additional furniture.

Bedroom 2

8' 8" max x 7' max (2.64m max x 2.13m max)
The second bedroom looks out over the pretty garden space to the rear.

Bathroom

9' 2" max x 9' 7" max (2.79m max x 2.92m max)
Spacious bathroom with window to the rear aspect. Complete with bath and shower over, basin, extractor, wooden floor boards and WC.

External Garden

The delightful south facing garden is accessed directly from the utility leading from the kitchen.



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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Charlton Lane,
Bristol

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Period Cottage - Extended to Rear - Desirable Street
- Open Plan Living and Dining Room

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 10 Aug 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£230,000



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Property Ref:
STG109194 - 0003

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