



Highfields Close, Stoke Gifford Bristol BS34 8YA

welcome to

Highfields Close, Stoke Gifford Bristol

A spacious detached family home, offered with no onward chain, four bedrooms, set over a spacious plot, double garage, private rear garden, excellent access to Parkway Train Station, MoD, Rolls Royce. HUGE OPPORTUNITY TO DECORATE AND MODERNISE TO YOUR EXACTING REQUIREMENTS.

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.

Highfields Entrance Porch

Double glazed doors to front, double glazed window to side

Entrance Hall

Door to front, stairs leading up to the first floor, radiator.

Cloakroom

Low level WC and wash basin.

Living Room

20' 6" max x 11' 5" max (6.25m max x 3.48m max)
Double glazed window to front, double glazed patio doors to rear, feature fireplace, radiator, carpeted flooring, TV point.

Dining Room

12' 6" max x 8' 3" max (3.81m max x 2.51m max)
Double glazed window to front, radiator and carpeted flooring.

Kitchen

12' 8" max x 8' 3" max (3.86m max x 2.51m max)
Double glazed window to rear, a range of wall and base units with work surfaces over, 1 1/2 stainless steel sink drainer with mix tap over, radiator, space for oven and hob, space for fridge/freezer, leads to the utility room

Utility Room

7' 1" max x 5' 9" max (2.16m max x 1.75m max)
Double glazed door to rear, space and plumbing for washing machine.

Landing

Stairs leading to ground floor, loft access, access to all bedrooms.

Bedroom 1

14' 11" max x 12' max (4.55m max x 3.66m max)
Double glazed window to front, with fitted

wardrobes, radiator, carpeted flooring.

Bedroom 2

12' 1" max x 11' 6" max (3.68m max x 3.51m max)
Double glazed window to front, fitted wardrobes, radiator, carpeted flooring.

Bedroom 3

8' 6" max x 8' 4" max (2.59m max x 2.54m max)
Double glazed window to rear, radiator, carpeted flooring.

Bedroom 4

8' 6" max x 8' 6" max (2.59m max x 2.59m max)
Double glazed window to rear, radiator, built in wardrobes.

Bathroom

Double glazed obscured window to rear, shower cubical, low level WC, hand wash basin, fully tiled walls.

External Front Garden

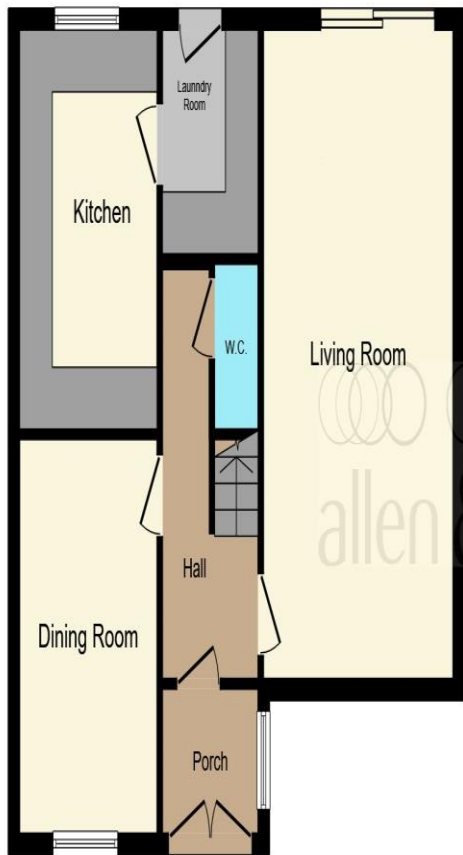
Open plan front garden, with plenty of parking, double garage to the side, side entrance into the rear garden.

Rear Garden

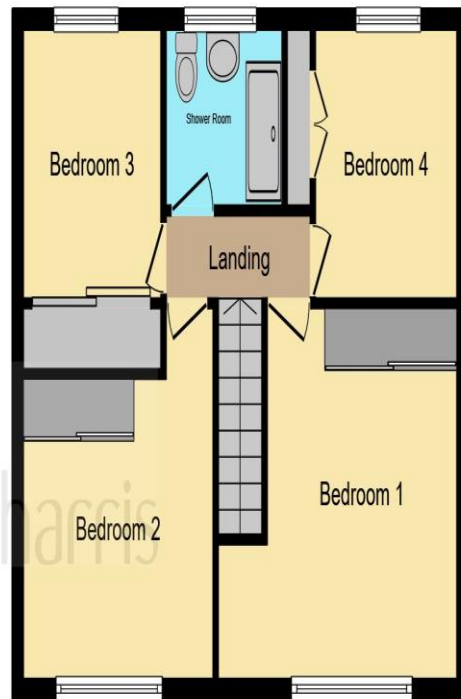
Enclosed by boundary fencing and walls, patio area, grass laid to lawn, raised decking area, with a number of shrubs and bush's.

Double Garage

Detached double garage, up and over doors, power and light inside.



Ground Floor



First Floor

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



welcome to
Highfields Close,
Stoke Gifford Bristol

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Detached Home / Significant Opportunity
- Desirable Stoke Gifford Location

Tenure: Freehold EPC Rating: D

guide price

£480,000



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Property Ref:
STG109310 - 0002

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