



**Smithcourt Drive, Little Stoke BRISTOL BS34 8NA**



**welcome to**

## **Smithcourt Drive, Little Stoke BRISTOL**

This three bedroom home offers great proportions as typical of this era. The property in need of full refurbishment also benefits from a great plot size and highly convenient location granting access to transport links, major employers and the University.

### **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.

### **Smithcourt Drive**

#### **Entrance**

A well proportioned front garden space provides an attractive point of entry with path leading to the traditional front door. From here there is further side access leading to the garden and secondary side entrance.

#### **Hallway**

13' 10" max x 5' 4" max ( 4.22m max x 1.63m max )  
The well proportioned hallway instantly accentuates the feeling of space as found throughout. Complete with carpet and pendant light. Here leads onwards to all areas with staircase leading upward. Includes useful understairs storage.

#### **Lounge**

12' 10" max x 12' 11" max ( 3.91m max x 3.94m max )  
Well proportioned room with bay window to the front aspect. Finished with carpet and pendant light.

#### **Kitchen**

7' 9" max x 7' 2" max ( 2.36m max x 2.18m max )  
Kitchen to the rear and side of the property. The kitchen, complete with larder, benefits from windows to the garden aspect and glazed side door.

#### **Larder**

2' 6" max x 3' 5" max ( 0.76m max x 1.04m max )  
Useful larder space.

#### **Stairs Leading Upwards**

Traditional staircase with carpet, spindles and banister.

#### **Landing**

8' 10" max x 5' 10" max ( 2.69m max x 1.78m max )  
Well proportioned space leading to all areas. The window to the side aspect grants further light and adds to the feeling of space. Loft access via ceiling hatch.

#### **Bedroom 1**

12' 7" max x 12' 10" max ( 3.84m max x 3.91m max )  
Well proportioned bedroom to the front aspect. Complete with carpet, picture rail and pendant light.

#### **Bedroom 2**

11' 3" max x 11' 5" max ( 3.43m max x 3.48m max )  
Similar dimensions with views out over the garden. The second bedroom includes a pair of fitted wardrobes.

#### **Bedroom 3**

6' 10" max x 7' 11" max ( 2.08m max x 2.41m max )  
Well proportioned for a third bedroom with outlook to the front aspect.

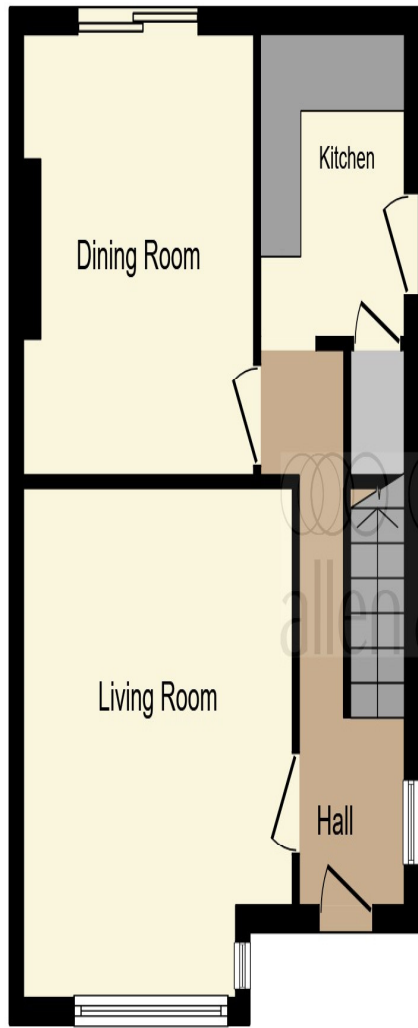
#### **Bathroom**

5' 10" max x 5' 7" max ( 1.78m max x 1.70m max )  
Three piece bathroom, tiled walls and concentric pattern flooring. Window to the garden aspect.

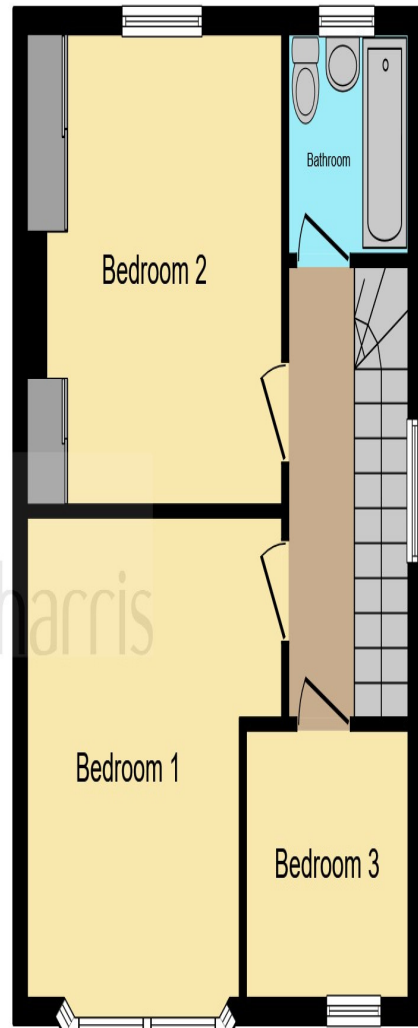
#### **Exterior**

##### **Front And Rear Garden**

Very well proportioned rear garden with space for out-building or similar. Plenty of further opportunity.



**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](http://www.focalagent.com)



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**Smithcourt Drive,**  
**Little Stoke BRISTOL**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Investment Opportunity - Substantial House for Refurbishment
- Three Bedroom Semi Detached Property

Tenure: Freehold EPC Rating: E

guide price

**£260,000**



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Property Ref:  
STG109181 - 0003

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