



Stanley Mead, Bradley Stoke Bristol BS32 0EG

welcome to

Stanley Mead, Bradley Stoke Bristol

****This well proportioned three bedroom home offers an amazing opportunity to improve cosmetically. The property comes with a spacious plot, front and rear gardens PLUS detached garage and private parking. (EV charge point pre-installed). Please register your interest and contact us to view****

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.

Stanley Mead Entrance

Entrance is granted from the front aspect over the garden space. A modern door leads inward through and into the hallway. Further side access included.

Hallway

3' 3" max x 3' 5" max (0.99m max x 1.04m max)

Convenient space prior to main living room. Cloakroom access granted here. Complete with fitted carpet mat, pendant light and radiator

Cloakroom WC

2' 11" max x 6' 2" max (0.89m max x 1.88m max)
Convenient cloakroom with window to the front aspect. Complete with basin and WC and finished with wooden laminate flooring.

Living Room

12' 11" max x 11' 10" max (3.94m max x 3.61m max)
Light and bright with a pleasant garden outlook to the front. The space with attractive staircase leads off is complete with carpet, radiator, coving, pendant light and wooden laminate flooring. Here we also find sizable understairs storage.

Kitchen - Diner

15' 11" max x 9' 10" max (4.85m max x 3.00m max)
The spacious kitchen-diner is again light and bright given the French doors to the back garden and additional rear facing windows. The space is currently fitted with wall and base units, tiled floor plus integrated double oven. *The wall mounted gas boiler is also located here.

The space will comfortably accommodate a dining table should you require.

Stairs Leading Upwards

Complete with carpet and wooden hand rails.

Landing

8' 3" max x 6' 11" max (2.51m max x 2.11m max)
Finished as per the staircase. The landing grants access to all further areas including the airing cupboard and loft access via hatch.

Bedroom One

10' 9" max x 8' 9" max (3.28m max x 2.67m max)
Garden facing room with recess/built-in storage capability. Well proportioned with carpet, coving and pendant light.

Bedroom Two

8' 8" max x 8' 2" max (2.64m max x 2.49m max)
Front facing bedroom with coving, pendant light fitted and wooden laminate flooring.

Bedroom Three

6' 10" max x 7' 5" max (2.08m max x 2.26m max)
The third and final bedroom offers good dimensions for a room of it's type and benefits from garden views. Again, wooden laminate flooring, pendant light and coving.

Bathroom

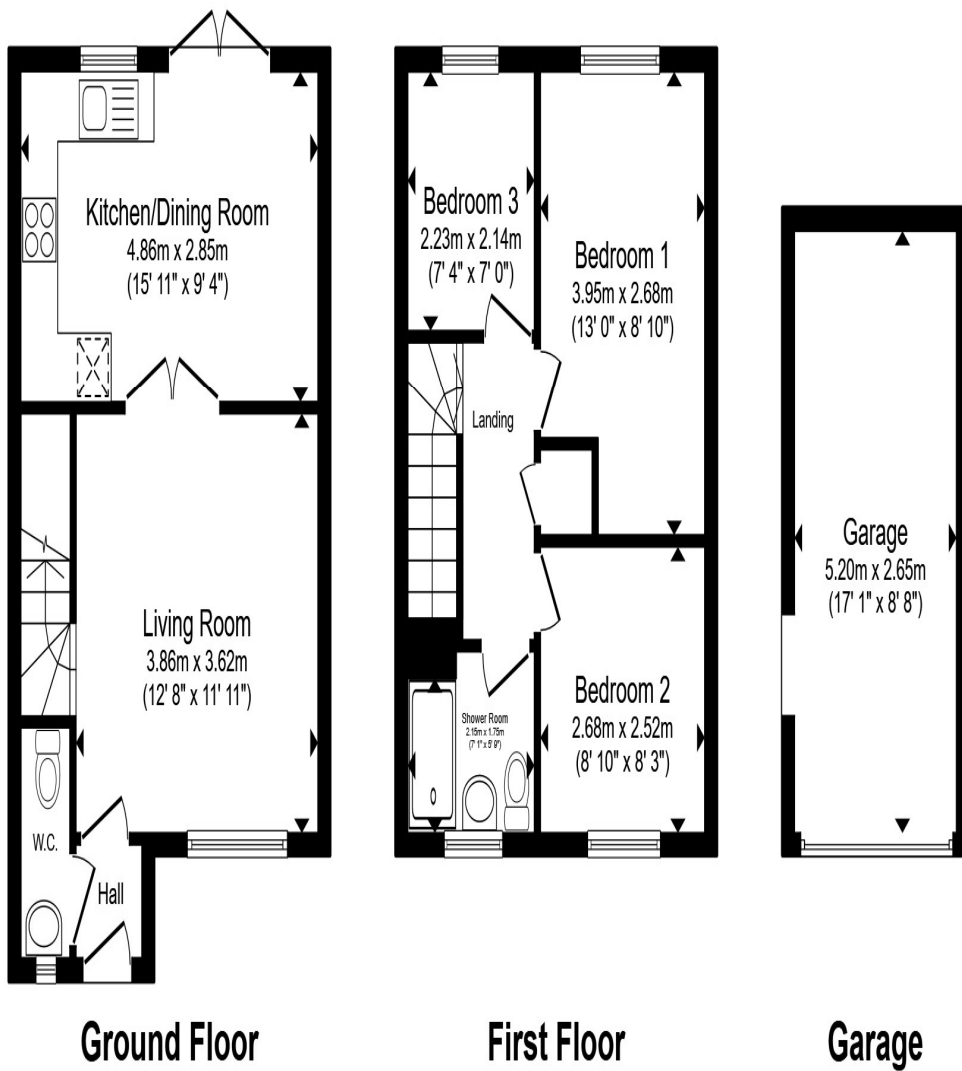
6' 11" max x 5' 7" max (2.11m max x 1.70m max)
The bathroom has been fitted to include a shower, WC and basin in a wet-room style. The space includes tiled walls, extractor fan, front facing window and wall mounted cabinet.

Exterior Front Garden

33' 7" max appx x 27' 11" max appx (10.24m max appx x 8.51m max appx)
Garden space layed to lawn with path leading to the front door. The plot extends to behind the boundary fencing to the detached garage side access.

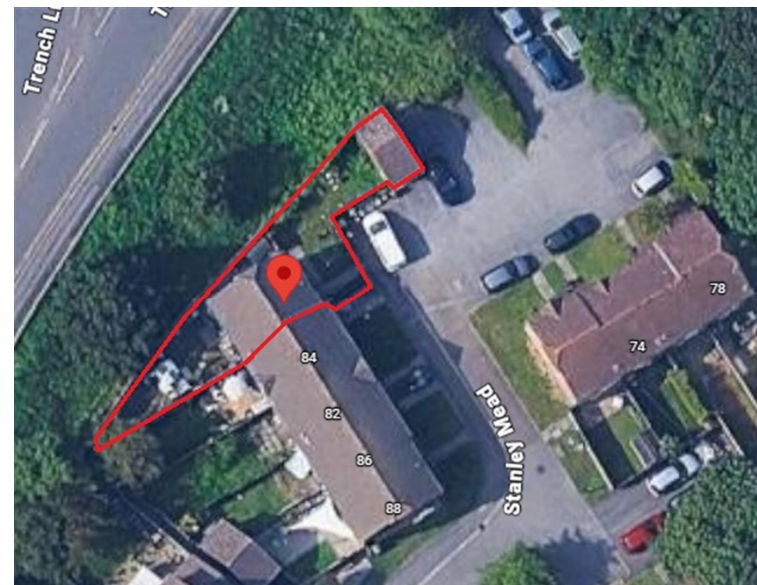
Rear Garden

47' 2" max appx x 20' 7" max appx (14.38m max appx x 6.27m max appx)
Well proportion with direct access from the kitchen-diner via French Doors. Further convenient side access also available.



Total floor area 79.8 m² (859 sq.ft.) approx

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.propertybox.io



welcome to
Stanley Mead,
Bradley Stoke Bristol

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- HUGE OPPORTUNITY TO COSMETICALLY IMPROVE
- Three Bedroom End of Terrace Home / EV Charge Point Fitted/ Side Access / Shed

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£240,000



check out more properties at allenandharris.co.uk



Property Ref:
STG106711 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk