

for sale

guide price **£350,000** Freehold



Woodend Road Coalpit Heath Bristol BS36 2LH

* THREE BED SEMI-DETACHED *
SHOWER ROOM * LOUNGE/DINING
ROOM * KITCHEN * GARDENS *
DRIVEWAY AND GARAGE * BEING SOLD
WITH NO ONWARD CHAIN *

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Property Details

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.

Ground Floor

Entrance Porch

Double glazed sliding door plus window to side, tiled flooring, timber and obscured door to front elevation and consumer unit.

Entrance Hall

Timber and obscured glazed door to front elevation, stairs rising to first floor, understairs storage cupboard, textured ceiling, consumer unit, radiator and doors leading to lounge/dining room and kitchen.

Lounge / Dining Room 24' 4" x 11' 10" max (7.42m x 3.61m max)

Double glazed windows to front and rear elevations, feature gas fireplace with surround and set upon hearth, textured ceiling, TV point, radiator and archway leading to dining area.

Lounge Area = 12' 5" x 11' 10" max reducing to 10' 8"

Dining Area = 11' 11" x 11' 5"

Kitchen 12' 4" x 8' 3" (3.76m x 2.51m)

Two double glazed windows to rear elevation and double glazed door to side elevation leading to garden with an open porch and external storage cupboard. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a one and half bowl sink/drain. Space for cooker, extractor fan over, plumbing and space for washing machine, pantry and radiator.

First Floor

Landing

Double glazed window to side elevation, stairs rising from ground floor, access to loft area and doors leading to all bedrooms and shower room.

Bedroom One 12' 5" x 8' 9" (3.78m x 2.67m)

Double glazed window to front elevation, built-in wardrobes, textured ceiling and radiator.

Bedroom Two 11' 6" x 10' 9" max (3.51m x 3.28m max)

Double glazed window to rear elevation, built-in cupboard housing Worcester boiler and slatted shelving, textured ceiling and radiator.

Bedroom Three 7' 11" x 7' 9" (2.41m x 2.36m)

Double glazed window to front elevation, textured ceiling and radiator.

Shower Room

Double glazed window with obscured glass panel to rear elevation. Shower cubicle, low level WC, wash hand basin inset into vanity unit with mixer tap, fully tiled walls, smooth ceiling and heated towel rail.



Outside Space

Front Garden

Driveway via dropped kerb and double metal gated access, enclosed by dwarf wall and fencing, mainly laid to lawn with flower and shrub borders, gated side access.

Side Garden

With gated side access and door from kitchen, external storage unit, shed, mature shrubbery and pathway leading to rear garden.

Rear Garden

With pathway from side and front, fully enclosed via boundary fencing, mainly laid to lawn, patio area with mature well stocked borders and outside tap.

Garage

With up and over door, double glazed window to side elevation, power and lighting.



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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Tenure: Freehold

EPC Rating: Awaited

Property Ref: YAT307651 - 0002

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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