

for sale

guide price **£270,000** Freehold



Beaufort Avenue Yate Bristol BS37 5BN

\* THREE BEDROOM SEMI-DETACHED HOME \* OFFERED WITH NO ONWARD CHAIN \* LOUNGE/DINING ROOM \* KITCHEN \* FAMILY BATHROOM \* GARDENS \* GARAGE AND PLENTIFUL OFF STREET PARKING \*



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# 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

### **Porch**

Open porch.

### **Entrance Hall**

Double glazed door to front elevation with obscured glazed panel and glazed panels to each side., stairs rising to first floor, understairs storage space, fusebox, telephone point, textured ceiling, wood effect flooring and doors leading to lounge/dining room.

## **Lounge / Dining Room**

23' 10" max x 11' 7" max ( 7.26m max x 3.53m max )

Double glazed window to front elevation and double glazed patio doors giving access to rear garden. TV point, feature fireplace set upon a hearth and surround, wall lights, textured ceiling and timber and glazed door leading to hallway.

## **Kitchen**

9' 3" x 8' 9" ( 2.82m x 2.67m )

Double glazed window to rear elevation and double glazed door with obscured glazed panel to side elevation and single glazed window in alcove to side. Fitted kitchen comprising a range of wall and base units with stainless steel sink/drainer, integrated cooker with electric hob, plumbing and space for washing machine, wall mounted boiler, alcove with socket providing potential space for a fridge/freezer, smooth ceiling.

## First Floor

### **Landing**

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

### **Bedroom One**

13' 3" x 10' 7" ( 4.04m x 3.23m )

Double glazed window to front elevation, radiator.

### **Bedroom Two**

10' 7" x 10' 3" ( 3.23m x 3.12m )

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

### **Bedroom Three**

8' 10" x 6' 11" ( 2.69m x 2.11m )

Double glazed window to front elevation, fitted units and radiator.

### **Bathroom**

Double glazed window with obscured glazed panel to rear elevation. Bathroom suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin and chrome heated towel rail.



## Outside Space

### Front Garden

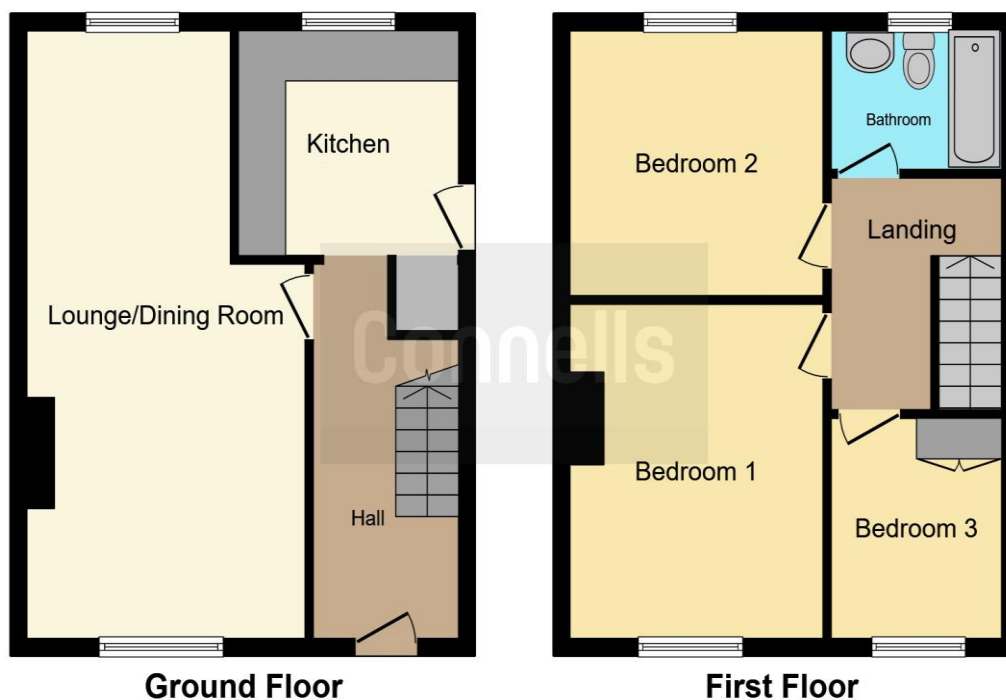
Plentiful driveway parking with paving, mature shrubs, access to rear garden and garage.

### Rear Garden

Enclosed garden mainly laid to patio with well stocked flowers and shrubs, access to driveway parking and garage.

### Garage

With up and over door to front and courtesy side door.



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)

To view this property please contact Connells on

**T 01454 320 555**  
**E [yate@connells.co.uk](mailto:yate@connells.co.uk)**

72-74 Station Road Yate  
BRISTOL BS37 4PH

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: YAT307585 - 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)