



Connells

Springfield Road
Pill BRISTOL



Property Description

Situated on the popular Springfield Road in Pill, this well-presented three bedroom family home with an additional loft room offers versatile accommodation arranged over three floors, ideal for growing families or those needing flexible work-from-home space.

The ground floor features a welcoming entrance hall leading to a bright and spacious living room, perfect for relaxing or entertaining. To the rear, is a dining room and kitchen with a lean to. A bathroom completes the downstairs accommodation.

On the first floor are three well-proportioned bedrooms (the rear bedroom has been split into two rooms) all served by a shower room. The accommodation is further enhanced by a converted loft room, offering an excellent additional space that could be used as a home office, guest bedroom, hobby room or snug, subject to individual requirements.

Externally, the property benefits from a pleasant rear garden, ideal for outdoor dining and enjoying the warmer months. The home is conveniently located close to local amenities, schools, and transport links, making it a practical and appealing choice for a wide range of buyers.

This attractive and flexible home combines comfortable living space with a sought-after location and is well worth an internal viewing to fully appreciate all it has to offer.

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.

Rear Garden

Entrance Hall

Lounge

12' 1" MAX x 11' 11" MAX (3.68m MAX x 3.63m MAX)

Dining Room

14' 9" MAX x 11' 6" MAX (4.50m MAX x 3.51m MAX)

Kitchen

10' 10" MAX x 7' 5" MAX (3.30m MAX x 2.26m MAX)

Lean To

Bathroom

Landing

Bedroom 1

15' 2" MAX x 12' 2" MAX (4.62m MAX x 3.71m MAX)

Bedroom 2

11' 10" MAX x 11' 8" MAX (3.61m MAX x 3.56m MAX)

Bedroom 3

8' 1" x 7' 8" (2.46m x 2.34m)

Room

9' 2" MAX x 8' 10" MAX (2.79m MAX x 2.69m MAX)

Shower Room

Loft Room

26' 3" MAX x 10' 11" MAX (8.00m MAX x 3.33m MAX)









Total floor area 155.2 m² (1,670 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



To view this property please contact Connells on

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6 Canford Lane
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EPC Rating: E Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309331



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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