

for sale

guide price **£290,000** Freehold



Cave Grove Emersons Green Bristol BS16 7BA

Situated on the peaceful and well-established Cave Grove, this two-bedroom semi-detached home offers an exciting blank canvas for buyers looking to put their own stamp on a property. With a driveway positioned at the rear directly in front of the garage, parking is both convenient and secure.

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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 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.

Entrance Hallway

Entrance hallway providing access to the ground floor accommodation with stairs rising to the first floor landing.

Lounge 13' 5" x 12' 5" (4.09m x 3.78m)

Spacious lounge with double glazed window to the rear elevation allowing plenty of natural light. Radiator and space for lounge furniture, with doors to rear garden.

Kitchen 8' 4" x 7' 2" (2.54m x 2.18m)

Fitted kitchen with a range of wall and base units with work surfaces over. Space for appliances and double glazed

window to the front elevation.

Wc

Ground floor cloakroom comprising low level WC and wash hand basin.

First Floor

Landing area providing access to both bedrooms and the bathroom.

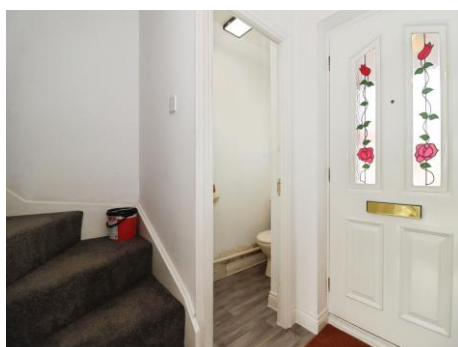
Bedroom One 13' 5" x 8' 1" (4.09m x 2.46m)

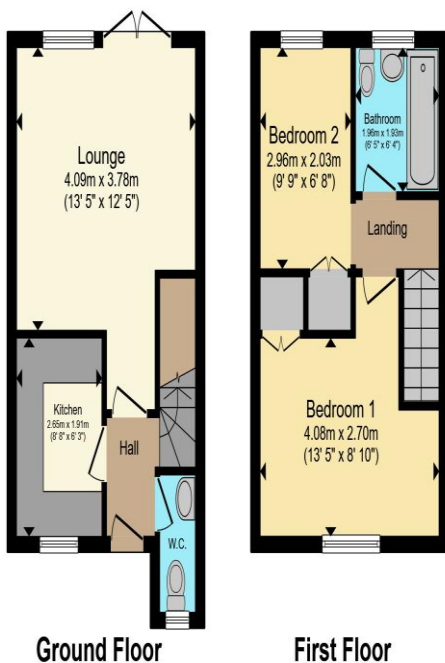
Good sized double bedroom with double glazed window to the rear elevation and space for wardrobes.

Bedroom Two 9' 5" x 8' 8" (2.87m x 2.64m)

Second bedroom with double glazed window to the front elevation and space for bedroom furniture.

Fully Enclosed Private Garden





Total floor area 53.0 m² (571 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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Property Ref: EME307002 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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