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Thingwall Park, Bristol, BS16 2AE

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Bristol,
BS16 2AE

£450,000

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Nestled in the desirable Thingwall Park area of Fishponds, Bristol, this remarkable six-bedroom house offers an abundance of space and versatility, making it an ideal family home. Arranged over three floors, the property boasts a large roof conversion and a double-storey rear extension, providing generous accommodation for modern living. As you enter, you are greeted by a welcoming lounge that flows seamlessly into a separate dining room, perfect for entertaining guests or enjoying family meals. The extended kitchen is well-equipped and offers ample room for culinary creativity, while the garden/playroom presents an excellent space for children to play or for hosting gatherings.
The property is situated on a lovely tree-lined road, enhancing its appeal and providing a tranquil environment. The much-favoured locality is in close proximity to Eastville Park and other open green spaces, making it perfect for outdoor enthusiasts and families alike. We highly recommend viewing this impressive home to fully appreciate its charm and potential. Don't miss the opportunity to make this exceptional property your own in a sought-after Bristol neighbourhood.

The auction guide price is set at £450,000. Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buye











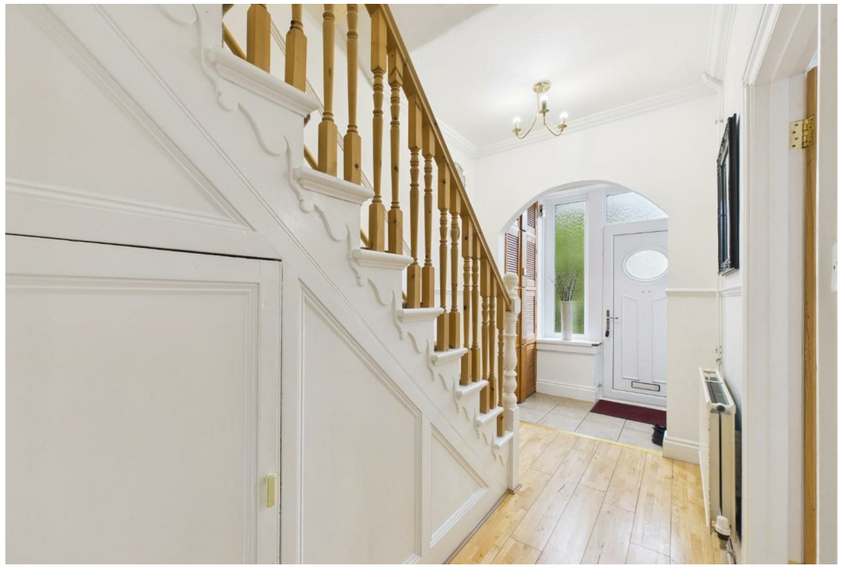

Entrance
Georgian style UPVC entrance door into ...

Hall
Feature solid wood laid floor, dado rail, radiator, staircase to first floor with useful cupboard beneath, built in cupboards containing gas and electric meters.

Lounge 15'1" x 12'2"
Dimension maximum overall into a UPVC double glazed bay window with pleasant aspect to the front, feature fireplace with corresponding storage and built in real flame coal effect gas fire, radiator, picture rail, natural solid wood floor.

Dining Room 12'11" x 11'3"
Feature natural wood laid floor, radiator, picture rail, dimension maximum overall to include built in cupboard storage, twin multi paned doors into ...

Conservatory/Play/Garden Room 12'0" x 8'9"
UPVC double glazed window to one side, twin UPVC double glazed doors opening onto the rear garden, pleasant outlook onto the rear garden, feature tiled floor, radiator, fixed window onto the kitchen, three wall light points.

Extended Kitchen 22'6" x 7'4"
Fitted with a range of timber grain effect wall, floor and drawer storage cupboards to incorporate a built in double oven, inset gas hob and fitted extractor, fitted breakfast bar, UPVC double glazed door opening onto the rear garden, double bowl stainless sink unit, splash back tiling, tiled floor, wall mounted Worcester gas fired boiler for domestic hot water and central heating, space for upright fridge/freezer and washing machine.

First Floor Landing
Staircase to top floor.

Bedroom 4 15'1" x 10'1"
Dimension minimum overall to include a UPVC double glazed and multi paned bay window, feature timber laid floor, two built in double wardrobes.

Bedroom 5 12'10" x 11'4"
Dimension maximum overall to include several built in cupboards, picture rail, radiator, natural wood laid floor, aluminum frames window with outlook to rear.

Bedroom 6 7'11" x 7'4"
Picture rail, radiator, feature natural wood laid floor, UPVC double glazed and multi paned style window to front.

Extended Bathroom & Shower Room 7'2" x 7'0" plus 11'4" x 6'7"
Luxury appointed with a white suite of two pedestal wash basins, two low level w.c. jacuzzi bath and shower tray with built in thermostatically controlled shower over, two radiators.

Top Floor Landing

Master Bedroom 1 16'5" x 11'10"
Dimension maximum overall to exclude several built in wardrobes and open recess storage, twin UPVC double glazed and multi paned effect windows to front, radiator.

Bedroom 2 10'10" x 7'10"
UPVC double glazed window to rear with far reaching views, radiator, useful storage recess.

Bedroom 3 7'4" x 6'11"
UPVC double glazed window with far reaching views, under eaves storage cupboards, radiator.

Exteiror
Arranged at the rear of the property the majority of the garden space offers an initial paved patio with central steps leading up onto a level section of lawn, dissected by a central pathway. The garden boundary is open at the far end onto a rear shared communal lane providing the potential for off street parking and pedestrian access.

AML
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted’’

Planning Permission
This home benefits from a considerable roof conversion and 2 storey rear extension completed over 20 years ago. 3 separate Planning approval documents are available to view upon request (91/00754/H, 89/02219/H and 03/02874/H).

Modern method of sale terms and conditions
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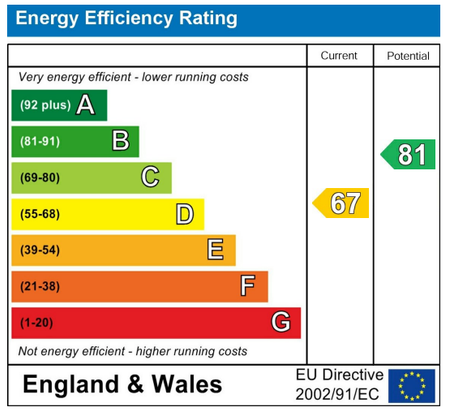
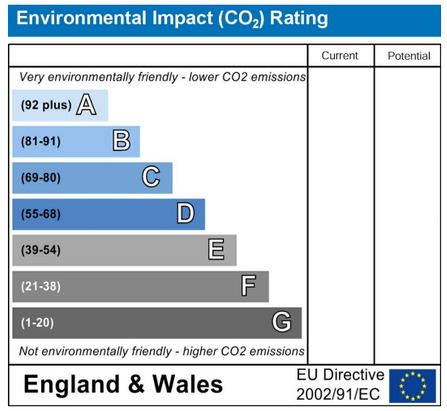
Tenure: Freehold
Council Tax Band: C



- 6 spacious bedrooms
- Arranged over 3 floors
- Double storey rear extension
- Large roof conversion
- Generous family accommodation
- Offered by 'Modern method of sale'
- AUCTION GUIDE £500,000
- Lounge and separate dining
- Garden/playroom included
- Viewing recommended





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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