



**Connells**

Ruthven Road  
Knowle Bristol



### Property Description

This three-bedroom semi-detached home on the ever-popular Ruthven Road offers a fantastic opportunity for families, first-time buyers, or investors alike. Situated in the sought-after BS4 postcode, the property benefits from a convenient location with excellent access to local amenities, schools, and transport links into Bristol city centre.

The ground floor features spacious living room, perfect for relaxing or entertaining, alongside a modern fitted kitchen with ample storage and workspace. There is also scope for a dining area, creating a sociable heart of the home.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single room, ideal as a child's bedroom, home office, or guest room.

A contemporary family bathroom completes the first floor.

Externally, the property boasts a private rear garden, ideal for outdoor dining and enjoying the warmer months. To the front, there is off-street parking and side access to the garden.

A further benefit includes the potential to extend (subject to the necessary planning permissions).

Ruthven Road is ideally located close to a range of local shops, parks, and reputable schools, with excellent transport links providing easy access to Bristol city centre, Temple Meads, and beyond.

Early viewing is highly recommended to fully appreciate all this property has to offer.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or

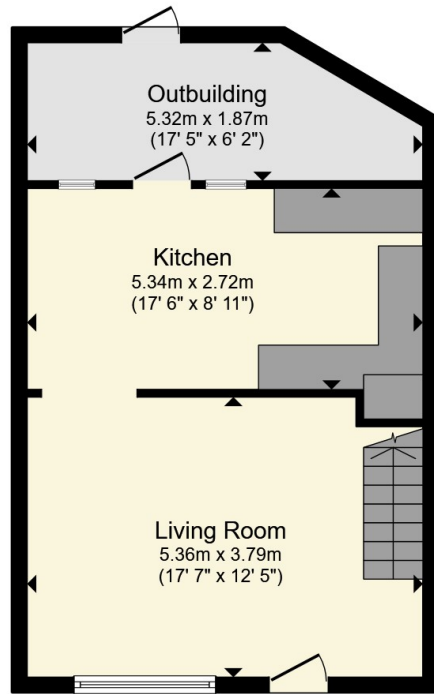
bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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.

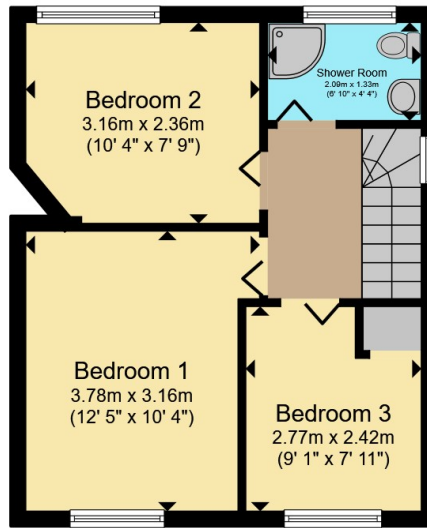
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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.





**Ground Floor**



**First Floor**



Total floor area 79.7 m<sup>2</sup> (858 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](http://www.propertybox.io)



To view this property please contact Connells on

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243 North Street Southville  
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EPC Rating: C Council Tax  
Band: B

**view this property online [connells.co.uk/Property/BMR312428](http://connells.co.uk/Property/BMR312428)**

Tenure: Freehold



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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