



Connells

Heather Close
Bristol

Heather Close Bristol BS15 8AP

for sale guide price
£260,000



Property Description

Situated in a residential cul-de-sac in the St George area of East Bristol is this 3 bedroom terrace house being offered for sale with no onward chain. There are local amenities within a short distance to include convenience shops, cafes, takeaways, pubs and supermarkets along Two Mile Hill and Kingsway. Call us early to arrange a viewing to avoid disappointment!!

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.

Porch

UPVC double glazed front glass door leading into a front porch, a further front door with leaded stained glass windows either sides leading into the entrance hallway.

Hallway

Electric wall heater, cupboard housing the fuse box and electric meter, stairs rising to the first floor with under-stairs storage cupboard, doors off into principal rooms.

Lounge

11' 6" into bay x 13' 3" max (3.51m into bay x 4.04m max)

UPVC double glazed bay window to the front aspect, a featured wall mounted fire.

Dining Room

11' 7" x 12' 2" max (3.53m x 3.71m max)

UPVC double glazed window to the rear aspect, a fitted gas fire.

Kitchen

8' 3" x 6' 4" (2.51m x 1.93m)

UPVC double glazed window, space for a cooker, base units and drawers with rolled edge worktops over, tiled splashback with some matching wall units, a circular stainless sink unit and drainer with a mixer taps, space for electric appliances beneath i.e. fridge/freezer, step down to a porch area, which has a door to a storage cupboard with built-in shelving, a further door to another storage cupboard.

Landing

A hatch giving access to loft storage space, doors off to bedrooms and bathroom.

Bedroom One

11' 7" x 11' 2" max (3.53m x 3.40m max)

UPVC double glazed window to the front aspect, electric wall heater.

Bedroom Two

10' 1" x 12' 6" max (3.07m x 3.81m max)

UPVC double glazed window looking over the rear garden, electric wall heater.

Bedroom Three

8' 11" x 7' 7" (2.72m x 2.31m)

UPVC double glazed window to the front aspect.

Bathroom

UPVC double glazed obscured glass window, low level flush WC, pedestal hand wash basin, a bath with grip handles, half tiled around.

Outside

TO The Front

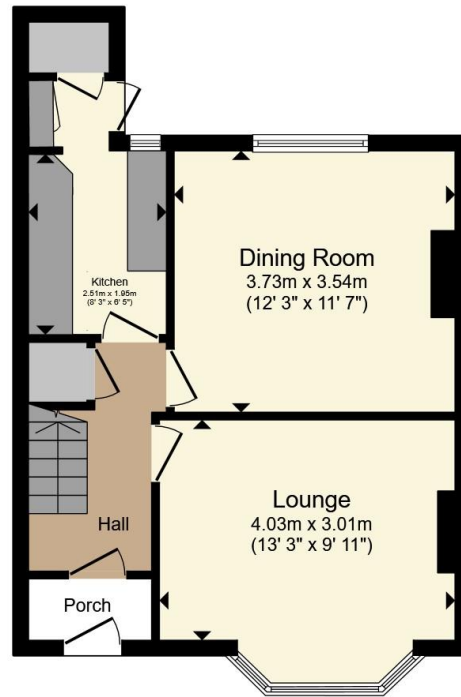
A gate giving access to path leading to the front door, it is paved with low level walls.

To The Rear

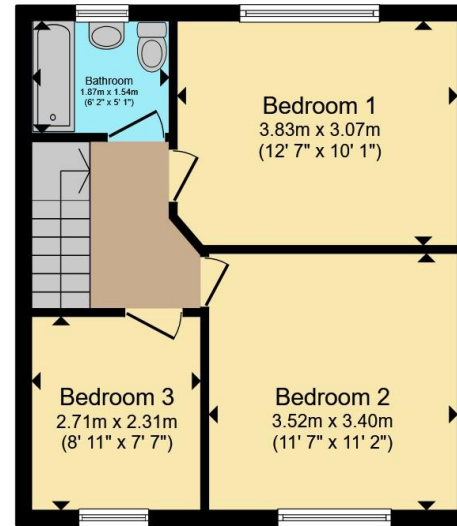
It is partly laid with chippings and there's some lawn area, a garden shed, enclosed with fencing, a gate is giving rear access.







Ground Floor



First Floor

Total floor area 79.1 m² (852 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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EPC Rating: F Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311647



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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