





Property Description

A 3 bedroom mid terrace house situated on a small residential street in the popular area of Kingswood within easy reach of the Ring Road. There are bus stops situated nearby which run frequently into the city centre making it easier to commute. Kingswood High Street is just a few minutes drive with all its amenities to include supermarkets, cafes, pharmacies, banks, bars and a number of independent shops as well as dentists and doctors. For those of you with young children Kings Forest Primary school is within walking distance. Having the added benefit of being sold with NO ONWARD CHAIN.

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 obscured glass door leading into a front porch, a further UPVC double glazed glass door with a UPVC double glazed window to the side leading into the entrance hallway.

Hallway

Central heating radiator, telephone point, stairs rising to the first floor, under-stairs storage cupboard, doors off to the principal rooms.

Lounge/Dining Room

23' 3" max x 11' 10" max (7.09m max x 3.61m max)

One UPVC double glazed window to the front and another UPVC double glazed window to the rear aspect, two central heating radiators, a featured coal effect electric fireplace with marble surrounds and a wooden mantle around, tv point.

Kitchen

9' 10" x 7' 5" (3.00m x 2.26m)

UPVC double glazed window to the rear aspect, UPVC double glazed obscured glass door, a range of base units and drawers with rolled edge worktops over and matching wall units, tiled splashback,

integrated oven and grill with inset of four rings electric hob, a stainless steel single and a half bowl sink and drainer, integrated fridge/freezer.

Landing

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

Bedroom One

12' 1" x 8' 7" to front of wardrobe (3.68m x 2.62m to front of wardrobe)

UPVC double glazed glass window to the front aspect, central heating radiator, two built-in wardrobes comprising the hanging rails and cupboard space above, door to airing cupboard housing the water cylinder, central heating controls.

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.25m)

UPVC double glazed window to the rear aspect, central heating radiator.

Bedroom Three

6' 10" x 7' 6" (2.08m x 2.29m)

UPVC double glazed window to the front aspect, central heating radiator.

Wet Room

UPVC double glazed obscured glass window, extractor fan, low level flush WC, pedestal hand wash basin, electric shower point, central heating radiator, fully tiled around.

Outside

To The Front

A gate path leading to the front door and front garden is paved.

To The Rear

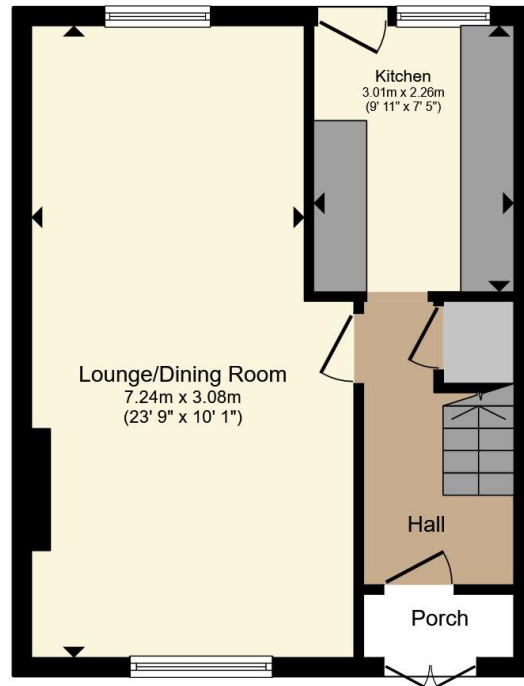
It is partly paved and partly got a lawn area, fully enclosed with fencing and walls.

Garage

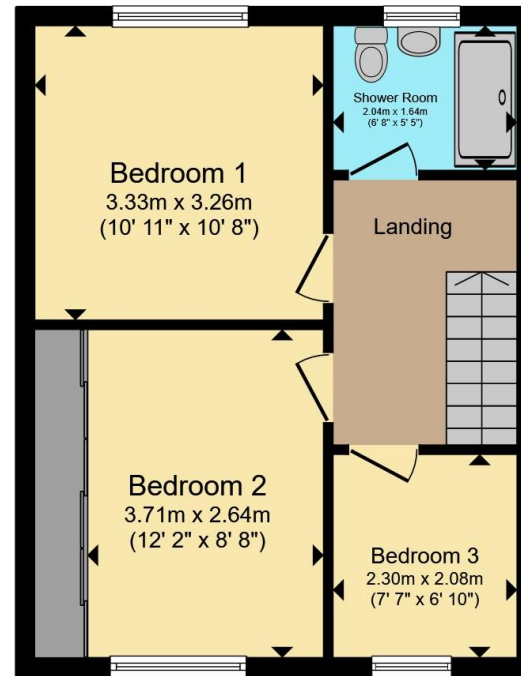
It is situated in a block which is third from the left.







Ground Floor



First Floor

Total floor area 76.2 m² (820 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

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Unit 4 The Shield Retail Centre Link Road Filton
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311674



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