



Connells

Vaughan Close
Bristol



Property Description

Set opposite a small green is this lovely three bedroom semi detached home. The accommodation comprises an entrance porch that leads to the hallway. Separate lounge, kitchen that leads to a dining room that has patio doors leading to the rear garden. To the first floor there are three bedrooms and a bathroom. Externally there is a 35 x 30 rear garden that has an outbuilding to the side.

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 Porch

Entrance Hallway

Lounge

12' 7" x 13' (3.84m x 3.96m)
Double glazed window to rear. gas fire back boiler, ceiling coving, radiator.

Kitchen

10' 1" x 9' 4" (3.07m x 2.84m)
Double glazed window to front, tiled floor, plumbing for washing machine. Inset single drainer sink unit, matching wall and base units, gas cooker point. Frosted door to side. Arch to dining room.

Dining Room

10' 2" x 9' 2" (3.10m x 2.79m)
Double glazed window to side, wood laminate flooring, Radiator.

Landing

Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m)
Double glazed window to front. radiator. Built in wardrobes.

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m)
Double glazed frosted window to rear x 2. Loft access.

Bedroom Three

8' 2" x 8' 4" (2.49m x 2.54m)
Double glazed window to front, radiator.

Bathroom

Double glazed frosted window to side. Wash hand basin, low level WC. Tilled floor and walls. radiator.

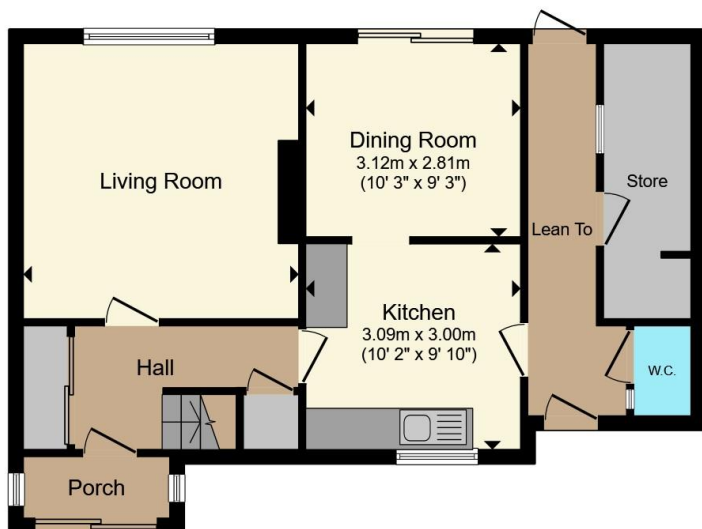
Front Garden

Pathway to front entrance.

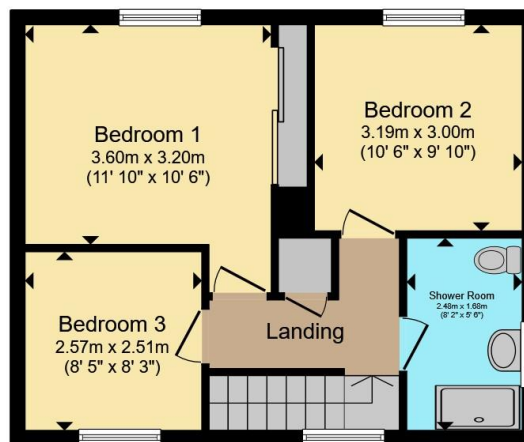
Rear Garden

Laid to patio with small retaining wall and remainder of the garden laid to gravel.





Ground Floor



First Floor

Total floor area 100.7 m² (1,084 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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6 Canford Lane
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309678



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Property Ref: WOT309678 - 0002