

Connells

Gatcombe Road
Bristol

Gatcombe Road
Bristol BS13 9RG

for sale guide price
£120,000







Property Description

Set within a quiet residential cul-de-sac in BS13, this first-floor flat offers a straightforward, well-proportioned layout and a great opportunity for someone looking to make a home their own. With two bedrooms, a bright living room and a separate kitchen, the space is practical as it stands and lends itself naturally to updating, reorganising and personalising over time.

The living room enjoys a rear aspect with a double-glazed window bringing in good natural light, while the separate kitchen provides a functional footprint with clear scope for future improvement. Both bedrooms offer flexibility for sleeping, working or storage, and the bathroom benefits from a rear-facing window for ventilation.

Outside, the building sits within maintained communal grounds with lawned areas and pathways, giving the setting a pleasant, open feel. Local shops, bus routes and amenities are all within easy reach, making this a convenient base for day-to-day living.

For first-time buyers, this flat represents a chance to secure a property with solid fundamentals and the freedom to shape it gradually to suit their own style.

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 Hallway

A central hall connecting all rooms and providing a practical flow through the flat.

Living Room

13' 7" x 9' 3" (4.14m x 2.82m)

A bright main living space with a rear-

facing double-glazed window. The room comfortably accommodates seating, media and workspace zones, showing its versatility. Its rectangular shape makes it easy to re-imagine with new décor or furniture arrangements.

Kitchen

10' 3" x 6' (3.12m x 1.83m)

A semi-separate kitchen with a front-facing double-glazed window. The layout provides good potential for reorganisation or a future refit, with space for cabinetry, appliances and work surfaces to be arranged to suit modern needs.

Bedroom One

11' 3" x 8' 11" (3.43m x 2.72m)

A well-proportioned main bedroom with a rear-facing double-glazed window. The room offers space for a double bed and storage, with a simple footprint that lends itself to refreshing and personalising.

Bedroom Two

11' 4" x 6' 6" (3.45m x 1.98m)

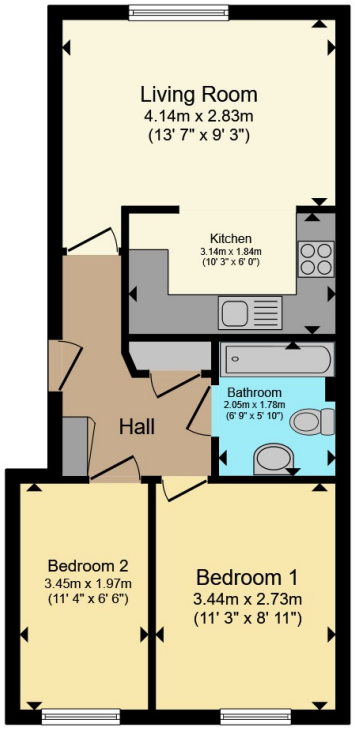
A second bedroom with a front-facing double-glazed window. Ideal as a child's room, guest room or study.

Bathroom

A functional bathroom with a rear-facing double-glazed window providing natural light and ventilation. Fitted with a bath, WC and basin, with clear potential for a future refresh.











Total floor area 45.5 m² (490 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

Connells

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

Service Charge: 1212.00

Ground Rent: 240.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312596

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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