





Property Description

A beautifully presented ground-floor garden flat offered for sale via the Modern Method of Auction, providing a transparent and accessible route to purchase in one of BS3's most sought-after pockets. The home unfolds across a well-balanced layout, with a bright living room, a contemporary kitchen, two comfortable bedrooms and a stylish bathroom. The main bedroom enjoys direct access to the enclosed rear garden — an unusual and appealing feature that gives the flat a sense of privacy and calm rarely found at this level.

The interiors are freshly finished, with neutral décor, double-glazed windows throughout and a clean, modern specification. Outside, the property benefits from a private driveway and a detached garage, offering excellent storage or workshop potential. With its combination of space, convenience, outdoor amenity and the flexibility of the Modern Method of Auction process, this flat stands out as an inviting home or a strong investment opportunity in South Bristol.

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.

Bedroom One

13' 1" x 10' 11" (3.99m x 3.33m)

A generous main bedroom with clean neutral decor and soft grey carpeting. A double glazed rear aspect window brings in steady natural light, the room also benefits from direct access to the private rear garden via double doors.

Bedroom Two

9' x 8' 10" (2.74m x 2.69m)

A bright second bedroom with a double-glazed rear-aspect window, ideal as a guest room, home office or nursery. Freshly finished with white walls and grey carpet.

Bathroom

A modern, well-appointed bathroom comprising bath with shower over and glass screen, WC and wash hand basin. Contemporary tiling, chrome

towel rail and a vanity unit.

Living Room

A spacious, welcoming living room with a double-glazed front-aspect window providing excellent natural light. Clean lines, neutral tones and a generous footpring make this an easy room to furnish and enjoy.

Kitchen

Irregular Shaped Room 13' 9" MAX x 9' 9" MAX (4.19m MAX x 2.97m)

A modern fitted kitchen with white cabinetry, dark worktops, gas hob, oven, stainless-steel extractor, tiled splashback and space for appliances. A double-glazed rear-aspect window overlooks the garden.

Garden

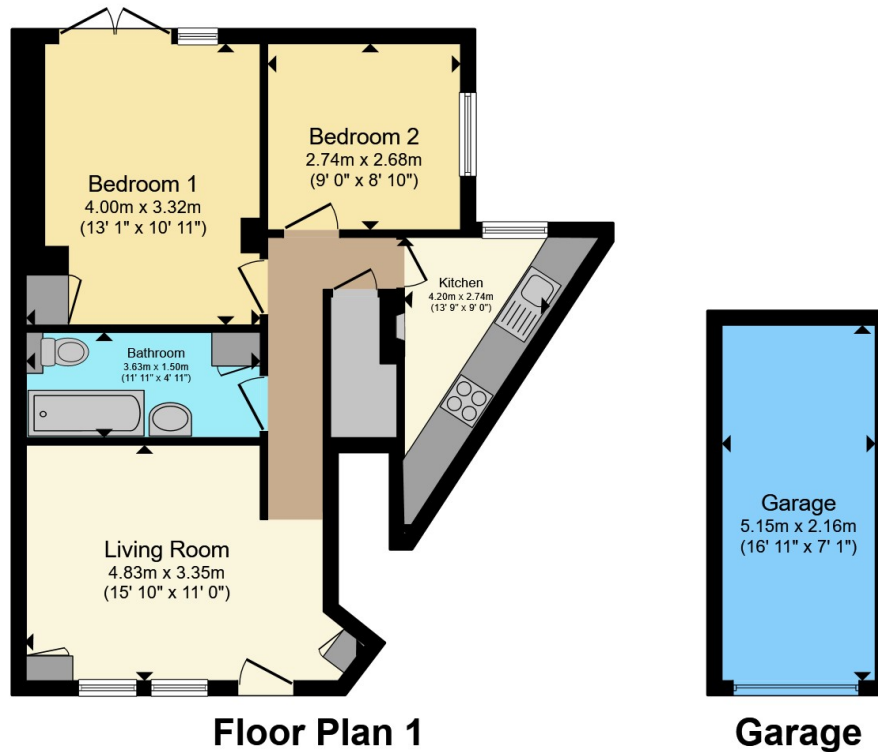
A private, enclosed rear garden accessed directly from the main bedroom — an unusual but appealing layout feature. The space is paved and bordered by brickwork, offering a low-maintenance outdoor area ideal for seating, container planting or simply enjoying the sun. Fully enclosed and private.

Garage

16' 11" x 7' 1" (5.16m x 2.16m)

A detached single garage providing excellent storage, workshop potential or secure space for bikes and equipment.





Total floor area 64.0 m² (688 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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EPC Rating: C Council Tax
Band: A

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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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