



Connells

Ambleside Avenue
BRISTOL



Property Description

Available to the market now is this fantastic three-bedroom family home, offering generous living space, off-street parking, and a beautifully maintained rear garden complete with rear access and the added convenience of an outside WC.

The property is thoughtfully arranged to provide comfortable and practical living. Upon entering, you are welcomed by a bright entrance hall leading through to a spacious lounge, perfect for relaxing or entertaining. To the rear, a well-appointed open-plan kitchen/diner provides an ideal hub of the home, offering ample space for both everyday family life and social gatherings.

Upstairs, the property continues to impress with three well-proportioned bedrooms, a central landing, and a modern family bathroom, all presented in good condition throughout.

Situated in a highly convenient area, the property benefits from excellent transport links, with easy access to the M32, M4, and M5 motorways, making it ideal for commuters. A range of local amenities are close by, including The Mall at Cribbs Causeway and Abbey Wood Retail Park. The area is also well-served by respected educational institutions such as SGS Filton College and UWE Bristol, along with major employers including the MOD and Airbus.

An ideal home for families, first-time buyers, or investors alike.

CALL NOW TO BOOK YOUR VIEWING.

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 Hall**Living Room**

14' 4" x 10' 8" (4.37m x 3.25m)

Dining Room

9' 4" x 7' 11" (2.84m x 2.41m)

Kitchen

13' 5" x 9' 4" (4.09m x 2.84m)

W/C**Landing****Bedroom 1**

13' 11" x 10' 9" (4.24m x 3.28m)

Bedroom 2

14' 4" x 7' 2" (4.37m x 2.18m)

Bedroom 3

10' 9" MAX x 9' 5" MAX (3.28m MAX x 2.87m MAX)

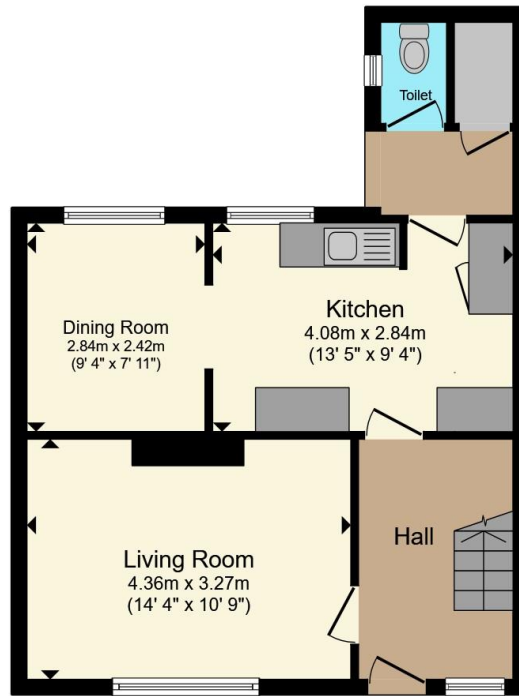
Bathroom**Rear Garden****Driveway****Aml**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

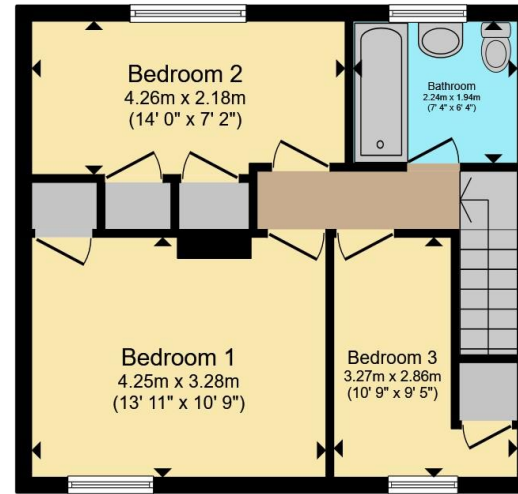








Ground Floor



First Floor

Total floor area 86.9 m² (935 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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6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308199



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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