Connells

Pettigrove Road
Bristol

Pettigrove Road
Bristol BS15 9SL

for sale guide price
£300,000

Property Description

This two-bedroom semi-detached minors cottage is full of character and charm, offering a generous size rear garden, and is neighbouring Court Road Park as well as Beacon Rise Primary School. Situated on a quiet residential road, this home has been in the same family for generations and has the benefit of a garage and off road parking for several cars to the rear. Offering some potential for updating, with the added benefit of being old 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.

Entrance

A UPVC double glazed front door leading into a front porch, where a multi glass panelled door leading through into a lounge.

Lounge

14' 3" x 11' 6" (4.34m x 3.51m)

Exposed beams to ceilings, a cupboard housing the circuit breaker, gas connection point, central heating radiator, UPVC double glazed window to the front aspect, built-in shelving in recess, space and a coal effect fire, multi glass panelled door leading into the dining room.

Dining Room

12' x 10' 2" (3.66m x 3.10m)

Central heating radiator, exposed beams to ceilings, stairs rising to the first floor, built-in seated area with under storage space, built-in shelving into the recesses, door into a hallway, steps rising to the kitchen space.

Kitchen

11' 1" x 8' 2" (3.38m x 2.49m)

UPVC double glazed window and door leading to the conservatory, a range of base units and drawers with rolled edge worktops over with tiled splashback and matching wall units, space for cooker, space for electric appliance beneath worktops, further space and plumbing for washing machine and additional appliance, central heating controls, a single bowl stainless steel sink and drainer with a mixer taps.

Conservatory

12' 9" x 11' 7" (3.89m x 3.53m)

UPVC double glazed french doors leading out to the rear garden, central heating radiator.

Bathroom

UPVC double glazed obscured glass window, central heating radiator, low level flush wc, vanity hand wash basin, panelled bathtub with grip handles and main shower over, folding shower screen, fully tiled around.

Bedroom One

14' 3" max x 11' 5" max (4.34m max x 3.48m max)

Deep sealed double glazed window to the front aspect, central heating radiator, fitted wall to wall cupboard comprising shelves and hanging space, hatch giving access to loft storage.

Bedroom Two

10' 6" max x 8' 4" max (3.20m max x 2.54m max)

UPVC double glazed window to the rear aspect, central heating radiator, cupboard housing the boiler, fitted wardrobes with sliding doors and comprising the shelving and hanging rails.

Outside

To The Front

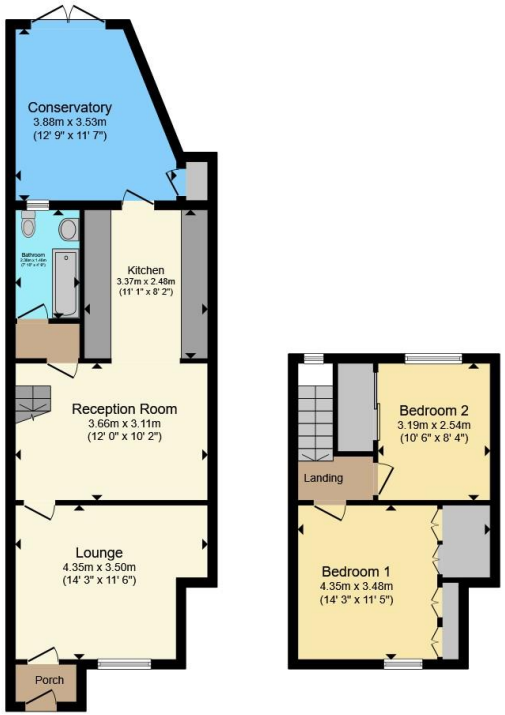
It is laid with chippings, low level walls and gated access, stepping stones to the front door and to the rear.

To The Rear

It is enclosed with fencing, laid with lawn and area with flower beds, apple trees, shrubs, garden pond.

Garage

On the rear of the garden there is a garage which has got a electric door, gated access to the front of the garden, parking to the rear with parking space for two cars.



Ground Floor **First Floor**

Total floor area 86.0 m² (926 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

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

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