



Connells

Cranleigh Court Road
Yate Bristol



Property Description

Situated on a GENEROUS PLOT, this SPACIOUS THREE-BEDROOM family home offers an exceptional opportunity for buyers seeking space and FUTURE POTENTIAL. Benefiting from TWO RECEPTION ROOMS, OFF-ROAD PARKING FOR MULTIPLE VEHICLES, A LARGE PRIVATE REAR GARDEN and SCOPE TO EXTEND (subject to the necessary planning permissions), this fantastic home is perfectly suited to growing families, first-time buyers and investors alike.

The accommodation begins with a welcoming entrance hall providing access to the principal living accommodation. Positioned to the front of the property is a versatile second reception room, ideal as a formal dining room, snug, home office or children's playroom.

The real heart of the home is the IMPRESSIVE 17FT DUAL-ASPECT LOUNGE, flooded with natural light and offering an excellent space for relaxing or entertaining family and friends. Its generous proportions allow plenty of room for both lounge and dining furniture.

The kitchen is fitted with a range of wall and base units with ample worktop space and direct access onto the rear garden, making it practical for day-to-day family living.

Upstairs, the property continues to impress with THREE WELL-PROPORTIONED BEDROOMS, comprising two generous doubles and a comfortable single bedroom which would equally suit a nursery or home office. The first floor is completed by a family bathroom and the added convenience of a separate WC.

VIEWING IS HIGHLY RECOMMENDED

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.

Agent Note

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.

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor and doors leading to the principal reception rooms.

Dining Room

10' 9" x 9' 10" (3.28m x 3.00m)

A bright and functional reception room overlooking the front aspect. Perfect as a formal dining room, snug, children's playroom or HOME OFFICE.

Lounge / Dining Room

17' 7" x 11' 4" (5.36m x 3.45m)

The standout reception room of the property. An IMPRESSIVE DUAL-ASPECT LOUNGE offering excellent natural light and generous proportions, providing plenty of space for both living and dining furniture. A fantastic room for entertaining or relaxing with family.

Kitchen

10' 11" x 7' 5" (3.33m x 2.26m)

Fitted with a range of wall and base units incorporating work surfaces, inset sink and drainer, space for appliances and direct access to the rear garden. The room also features a larder cupboard which allows for ample storage of kitchenalia & ingredients.

Bedroom One

10' 11" x 9' 8" (3.33m x 2.95m)

A GENEROUS DOUBLE BEDROOM positioned to the front of the property with ample space for wardrobes and additional furniture. This room features a fitted radiator and double glazed window.

Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m)

Another SPACIOUS DOUBLE BEDROOM with a fitted radiator and DUAL ASPECT double glazed windows which floods the room with light. This room also allows plenty of room for freestanding furniture.

Bedroom Three

7' 11" x 7' 10" (2.41m x 2.39m)

A well-proportioned third bedroom, ideal as a child's bedroom, nursery or HOME OFFICE which also features a fitted radiator and double glazed window.

Bathroom

5' 6" x 5' 2" (1.68m x 1.57m)

Comprising a panel enclosed bath and wash hand basin with obscure double glazed window.

Separate WC.

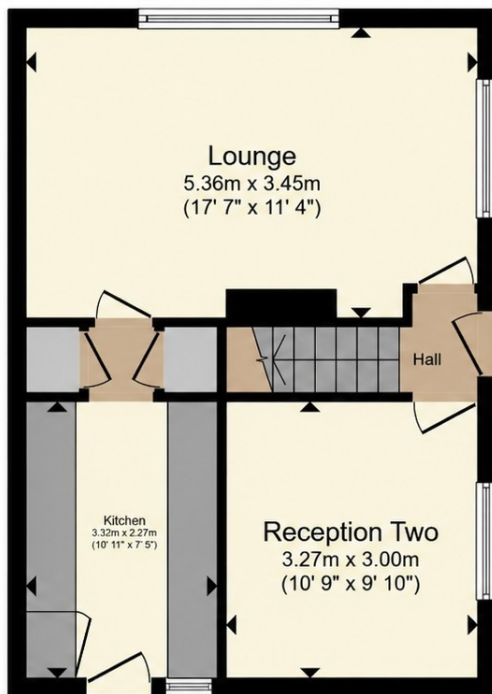
Front Garden & Driveway

Occupying a GENEROUS PLOT with DRIVEWAY PARKING FOR MULTIPLE VEHICLES, together with additional garden space offering excellent kerb appeal and FUTURE POTENTIAL.

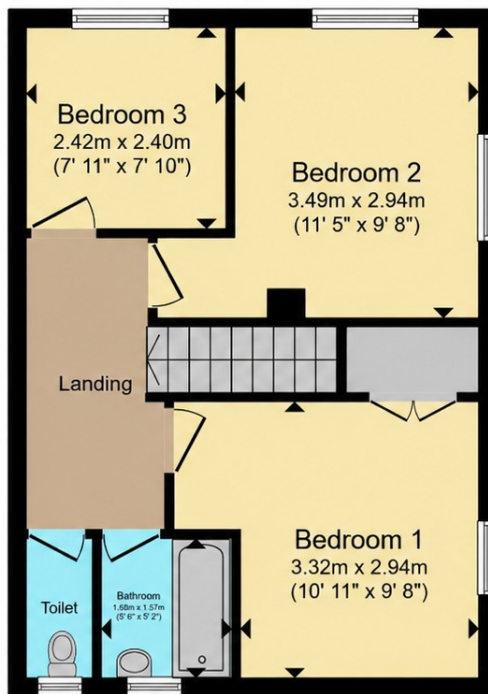
Rear Garden

A PARTICULAR HIGHLIGHT OF THE PROPERTY. This LARGE, PRIVATE REAR GARDEN offers an excellent combination of patio seating areas, lawn and mature planting, creating an ideal family space. A SUBSTANTIAL OUTBUILDING/WORKSHOP provides excellent storage and fantastic versatility.





Ground Floor



First Floor

Total floor area 85.0 m² (915 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

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/YAT308559

Tenure: Freehold



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