



Connells
NO CHAIN
connells.co.uk 0117 950 1552
FOR SALE

Connells

Hallards Close
Bristol



Property Description

Set in a quiet cul-de-sac, Hallards Close is a great choice. With three bedrooms, an excellent sized rear-garden and well-maintained throughout, Hallards Close is ideal for those looking for modern comforts but still remaining close to local conveniences.

The property welcomes you with a bright and inviting entrance hallway leading through to a spacious living room, perfect for everyday living and entertaining. Heading further into the house, you have a generous sized dining room and a kitchen that looks out onto the garden, this home provides a solid layout for first-time buyers and investors alike.

Upstairs, the accommodation comprises three well-proportioned bedrooms, including two generous doubles and a good-sized single, alongside a good sized family bathroom.

Externally, this semi-detached property has ample parking space on the driveway, excellent storage space in the out building, and a well looked after front and rear garden.

Hallards Close is also conveniently located near public transport links, local schools, motorway connections and shops for the everyday essentials.

Agents Notes: This property is of non standard construction, check with your provider for the best mortgage option.

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 Porch

Living Room

13' 3" MAX x 12' 6" MAX (4.04m MAX x 3.81m MAX)

Dining Room

10' 2" MAX x 8' 11" MAX (3.10m MAX x 2.72m MAX)

Kitchen

10' 2" MAX x 9' 7" MAX (3.10m MAX x 2.92m MAX)

Landing

Bedroom 1

11' 3" MAX x 10' 3" MAX (3.43m MAX x 3.12m MAX)

Bedroom 2

11' 5" MAX x 10' 3" MAX (3.48m MAX x 3.12m MAX)

Bedroom 3

8' 4" MAX x 8' 2" MAX (2.54m MAX x 2.49m MAX)

Shower Room

Toilet

Store

7' 3" x 2' 7" (2.21m x 0.79m)

Outbuilding

7' 3" x 5' 9" (2.21m x 1.75m)

Driveway

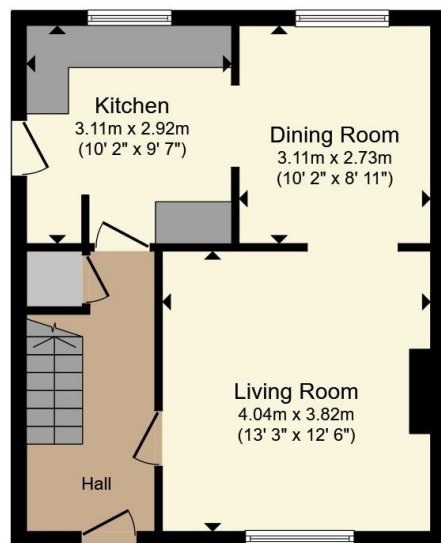
Aml

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.

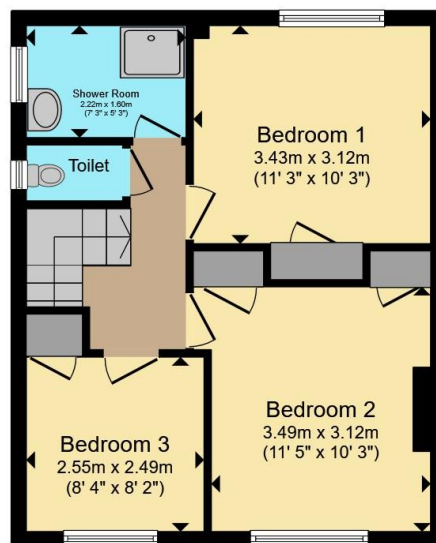




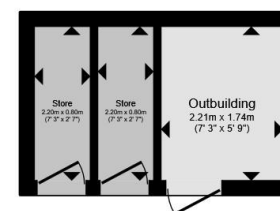




Ground Floor



First Floor



Outbuilding

Total floor area 90.7 m² (976 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: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309556



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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