



Connells

South Street  
Bristol





### Property Description

Offered for sale via the Modern Method of Auction, this well-located ground-floor flat sits in the heart of BS3 and provides a practical, comfortable layout with generous open-plan living, two bedrooms and a modern bathroom. The main living space is a standout feature — a broad, bright room that blends lounge and kitchen areas seamlessly, with multiple double-glazed windows drawing in natural light and giving the home an easy, welcoming feel.

Both bedrooms are well-proportioned, with Bedroom 1 offering excellent storage potential and Bedroom 2 functioning neatly as a guest room, study or child's room. The bathroom is modern and functional, with neutral tiling and a full suite. The flat's position on South Street places it moments from North Street's independent shops, cafés and amenities, making it an appealing home or investment in one of South Bristol's most consistently sought-after neighbourhoods.

The Modern Method of Auction provides a transparent, accessible route to purchase, giving buyers flexibility while maintaining a secure process.

### 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

Provides access to all rooms, with a simple and functional layout

### Living Room / Kitchen

16' 2" MAX x 15' 8" MAX ( 4.93m MAX x 4.78m MAX )

### Bedroom One

14' 11" MAX x 8' 10" MAX ( 4.55m MAX x 2.69m MAX )

A well-proportioned main bedroom with a double-glazed window and carpeted finish. Plenty of room for a large double bed and standalone furniture.



## Bedroom Two

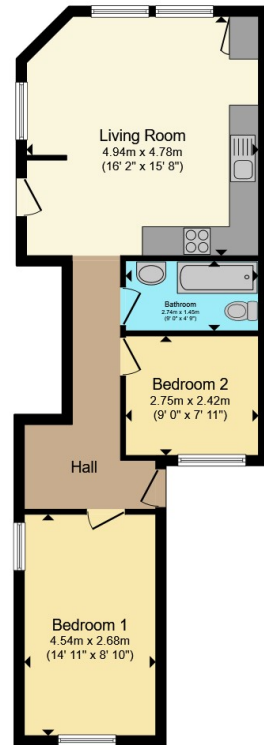
9' x 7' 11" ( 2.74m x 2.41m )

A compact second bedroom with double glazed window and carpeted finish. Ideal as a guest room, study or child's room.

## Bathroom

A modern bathroom with panelled bath and shower over, tiled surround, wash hand basin with vanity unit and WC.





Total floor area 55.3 m<sup>2</sup> (595 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating: D

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR312593](http://connells.co.uk/Property/BMR312593)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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