



Connells

Drummond Court
Longwell Green Bristol

Drummond Court Longwell Green Bristol BS30 7EA

for sale guide price
£270,000



Property Description

The accommodation begins with an entrance porch leading into a spacious lounge, followed by a modern fitted kitchen featuring integrated appliances. Upstairs, the first floor comprises two generously sized double bedrooms and a contemporary shower room. Externally, the property boasts a low-maintenance rear garden with rear lane access, as well as the added benefit of a garage in a nearby block, complete with a parking space in front. This home is ideal for buyers seeking convenience, quality, and practicality.

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.

Ground Floor Accommodation

Living Room

Double Glazed Window to Front, Radiator, Stairs up to First Floor, Door to Kitchen / Diner

Kitchen / Diner

Double Glazed Window and Door to Rear Garden, Modern Range of Wall and Base Units with Work Surface Over, Inset Sink with Draining Board and Mixer Tap, Built in Oven and Microwave, Seperate Electric Hob, Integrated Appliances, Space for Fridge /

Freezer, Radiator, Spot Lights

First Floor Accommodation

Bedroom 1

Double Glazed Window to Front, Built in Wardrobe, Radiator

Bedroom 2

Double Glazed Window to Rear, Built in Wardrobes, Radiator

Shower Room

Three Piece Suite Comprising of WC, Vanity Sink Unit and Corner Shower Unit, Fully Tiled Walls, Chrome Heated Towel Heater

External Features

Rear Garden

Enclosed via Fence Panels, Mostly Laid to Patio with Lawn Area, Rear Gate Access

Garage

Garage En Bloc with Up and Over Door

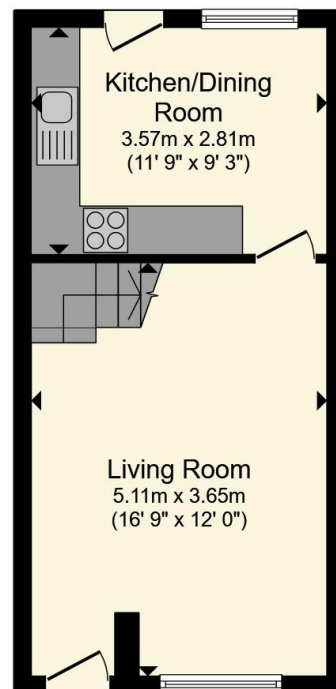
Parking

Parking Space in Front of Garage

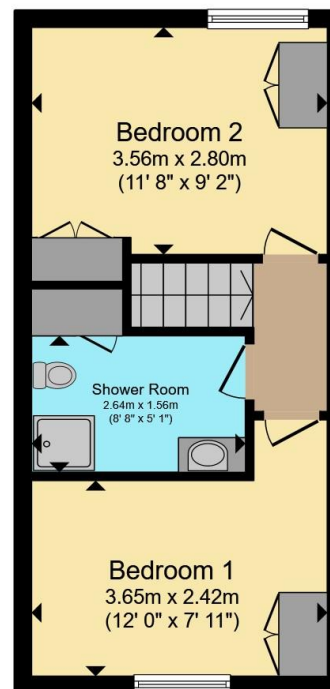








Ground Floor



First Floor

Total floor area 58.5 m² (630 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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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLG104325



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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