

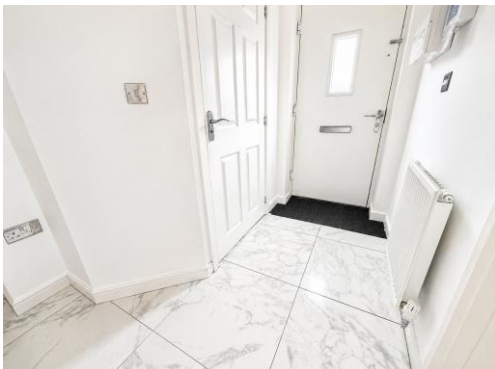


Connells

Aubretia Road
Emersons Green Bristol

Aubretia Road Emersons Green Bristol BS16 7NS

for sale guide price
£280,000



Property Description

The ground floor comprises a welcoming entrance hall with convenient cloakroom/WC, a spacious lounge measuring over 14ft in length, and a contemporary kitchen/dining room spanning the full width of the property. The kitchen is fitted with a range of modern units and provides ample space for dining and entertaining, with French doors opening directly onto the rear garden, creating a seamless indoor-outdoor living space.

To the first floor, the property offers three bedrooms, including a generous principal bedroom with its own en-suite shower room. A further double bedroom, single bedroom/home office and a modern family bathroom complete the accommodation.

Externally, the property benefits from an enclosed rear garden offering a safe and private space for children, pets and outdoor entertaining. There is also off-street parking to the front of the property.

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

A welcoming entrance hall providing access to the principal ground floor accommodation, staircase rising to the first floor and a useful storage area.

Cloakroom

Fitted with a low-level WC and pedestal wash hand basin. Ideal for guests and everyday convenience.

Lounge

12' 1" x 14' 4" (3.68m x 4.37m)

A bright and spacious reception room positioned to the front of the property. Offering ample space for sofas and additional furniture, this comfortable living area provides an excellent setting for relaxation and family life.

Kitchen Diner

15' 4" x 8' 10" (4.67m x 2.69m)

A modern fitted kitchen featuring a range of wall and base units with complementary work surfaces, inset sink and drainer, integrated oven, hob and extractor hood. There is ample space for a dining table and chairs, while French doors provide direct access to the rear garden and allow plenty of natural light to flow through the room.

Landing

Providing access to all first-floor rooms and loft space.

Bedroom One

11' 11" x 9' 3" (3.63m x 2.82m)

A generous double bedroom overlooking the rear aspect, offering ample space for bedroom furniture and benefiting from a private en-suite shower room.

En Suite

Comprising a shower enclosure, pedestal

wash hand basin and low-level WC, complemented by contemporary fittings.

Bedroom Two

9' 4" x 7' 7" (2.84m x 2.31m)

A well-proportioned double bedroom positioned to the front of the property, ideal as a guest room or children's bedroom.

Bedroom Three

5' 10" x 7' 7" (1.78m x 2.31m)

A versatile third bedroom suitable as a nursery, child's bedroom, dressing room or home office.

Family Bathroom

6' 1" x 5' 11" (1.85m x 1.80m)

Fitted with a modern three-piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC.

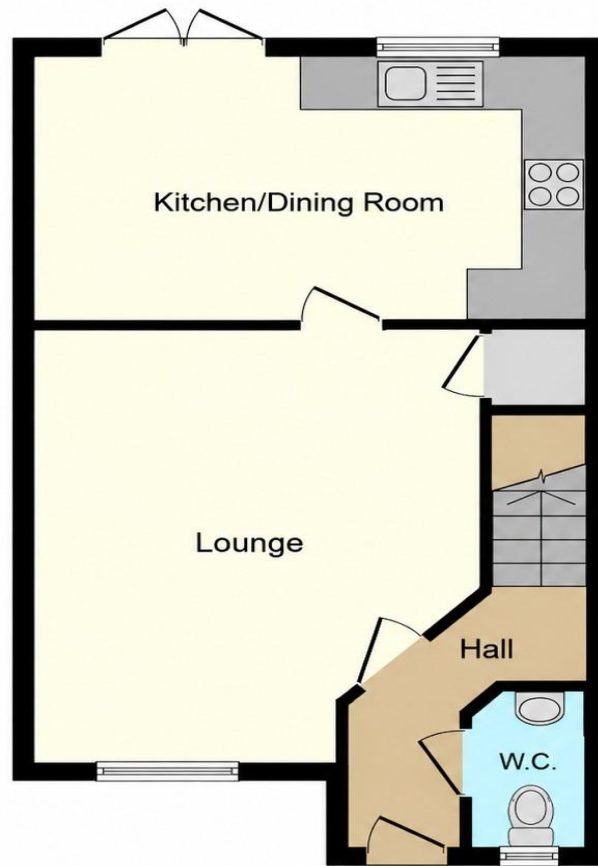
Front

A fully enclosed rear garden predominantly laid to lawn with patio seating area, offering an excellent outdoor space for entertaining, children and pets.

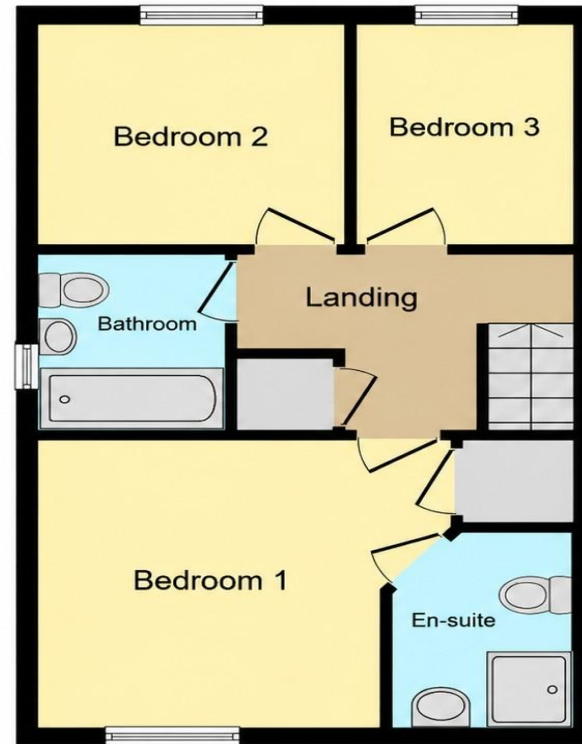








Ground Floor



First Floor

To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EME306081



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EME306081 - 0005