Connells

Tower Road North
Bristol

Tower Road North
Bristol BS30 8YE

for sale guide price
£200,000

Property Description

A beautifully presented two-bedroom ground-floor flat offering spacious and versatile accommodation together with the increasingly sought-after benefit of its own private garden.

The property is arranged around a practical hallway layout, with a generous principal bedroom, a useful second bedroom and an impressive kitchen/dining room measuring approximately 4.84m x 3.96m maximum (15'11" x 13'0"). The kitchen/dining room forms the heart of the home and provides excellent space for everyday living and entertaining.

A particular highlight is the private, low-maintenance garden, which includes a patio area and artificial grass. Although compact, it provides a valuable outdoor space for seating, relaxing and entertaining, and is an excellent additional feature for a ground-floor flat.

The flat is in very good condition throughout and offers a well-balanced layout that should appeal to first-time buyers, downsizers and those seeking convenient single-level living in the Warmley area.

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 into the property, providing access to Bedroom One and continuing through towards the main living accommodation. The arrangement creates a

practical separation between the principal bedroom and the kitchen/dining room.

Kitchen/Dining Room

15' 11" narrowing to x 13' (4.85m narrowing to x 3.96m)

A particularly impressive and generously proportioned room forming the main living hub of the property. The dimensions provide excellent flexibility for a fitted kitchen area together with a good-sized dining table and additional furnishings, making it ideal for everyday living and entertaining.

Bedroom One

12' 10" narrowing to x 8' 10" (3.91m narrowing to x 2.69m)

A generous principal double bedroom offering ample space for a double bed together with accompanying bedroom furniture. Well proportioned and positioned towards the front section of the property.

Inner Hall

Positioned beyond the kitchen/dining room and providing access to Bedroom Two and the bathroom, helping to create a practical and well-defined layout.

Bedroom Two

8' 1" x 7' (2.46m x 2.13m)

A useful second bedroom suitable as a single bedroom, guest room, nursery or dedicated home office. Its position away from the principal bedroom adds flexibility to the accommodation.

Bathroom

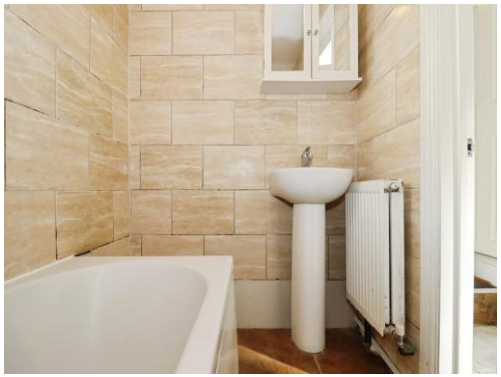
7' 3" narrowing to x 4' 9" (2.21m narrowing to x 1.45m)

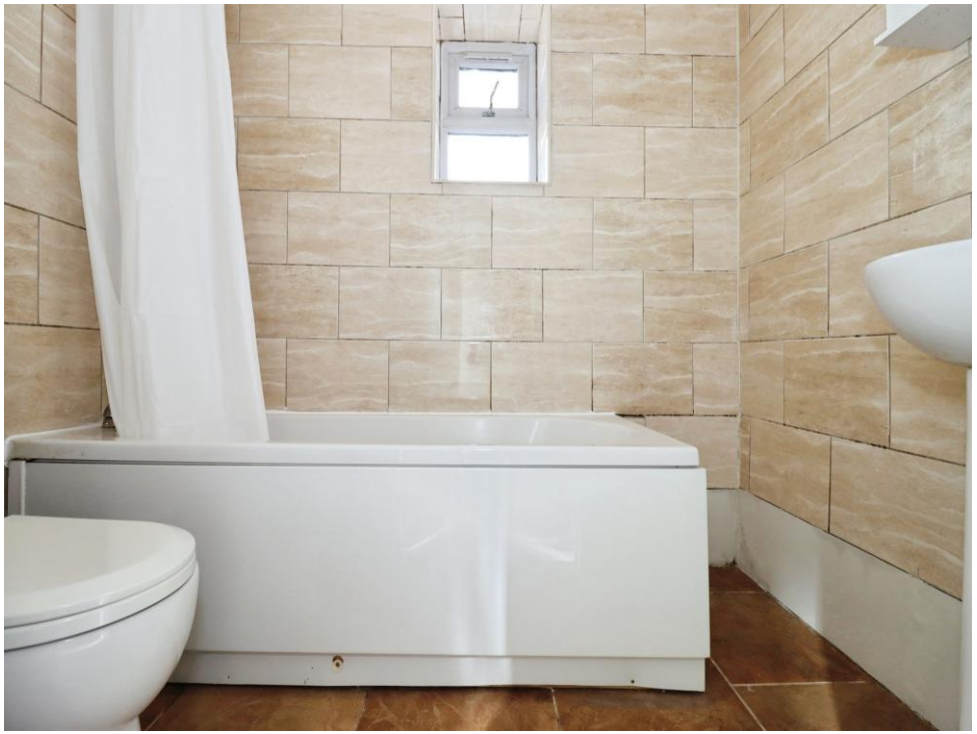
well-positioned modern bathroom serving both bedrooms and conveniently accessed from the inner hallway, completing the internal accommodation.

Private Garden

Private Garden

A private, low-maintenance garden providing valuable outside space. The garden is arranged with a patio area and artificial grass, creating an easy-to-manage setting with room for outdoor seating, pots and planting. Although compact, it is a particularly attractive benefit for a ground-floor flat.





Total floor area 46.7 m² (502 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

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To view this property please contact Connells on

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131 Bath Road Longwell Green
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EPC Rating: D

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

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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.

The Property Ombudsman

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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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