



Connells

Church Road
Kingswood Bristol



Property Description

Situated on Church Road in BS15, this four-bedroom end of terrace property presents an excellent opportunity for first-time buyers or investors looking to add value. Offering generous living accommodation across two floors, the property benefits from a versatile layout including a bay-fronted bedroom, spacious living room, and an open plan kitchen/dining area leading through to a utility and ground floor bathroom. Upstairs, the property offers three further bedrooms and a convenient cloakroom, with the main bedroom also benefiting from a shower cubicle. Externally, the standout feature is the substantial rear garden, split across multiple sections with a pathway leading to a gate providing access to a large garage and off-street parking via a private lane. Located close to local shops, schools and transport links into Bristol City Centre.

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

Door to front aspect, wooden flooring, stairs rising to first floor, radiator

Living Room

13' 1" max x 11' 11" (3.99m max x 3.63m)
Double glazed window to side aspect, wooden flooring, under stairs storage cupboard, radiator

Bedroom Four

10' 6" x 7' 5" (3.20m x 2.26m)

Double glazed bay window to front aspect, laminate flooring, smooth ceiling, radiator

Kitchen/Dining Room

11' 8" x 9' (3.56m x 2.74m)

Double glazed window to rear aspect, double glazed door to rear aspect, range of wall and base

units with worktops over, gas hob with extractor over, 1½ stainless steel sink with mixer tap and

drainer, space for freestanding fridge freezer, skylight window to ceiling, spotlights, wood effect

flooring, radiator

Utility Room

9' 2" x 6' 6" (2.79m x 1.98m)

Double glazed door to side aspect, tiled flooring, smooth ceiling, space for washing machine, door

to bathroom, radiator

Bathroom

8' 2" x 5' 2" (2.49m x 1.57m)

Double glazed obscured window to side aspect, double glazed obscured window to rear aspect,

part tiled walls, tiled flooring, bath, WC, wash hand basin, extractor fan, radiator

First Floor Landing

Stairs rising from ground floor, access to bedrooms one, two and three, cloakroom

Bedroom One

14' 9" max x 11' 3" max (4.50m max x 3.43m max)

Two double glazed windows to front aspect, wood effect flooring, smooth ceiling, space for freestanding wardrobe, shower cubicle, radiator, space for plumbing for a sink to the right of the fire breast.

Bedroom Two

9' 3" max x 9' 2" max (2.82m max x 2.79m max)

Double glazed window to rear aspect, carpet flooring, space for freestanding storage, radiator

Bedroom Three

9' max x 7' 2" max (2.74m max x 2.18m max)

Double glazed window to rear aspect, carpet flooring, smooth ceiling, loft access hatch, radiator

Cloakroom

WC and wash hand basin

Outside

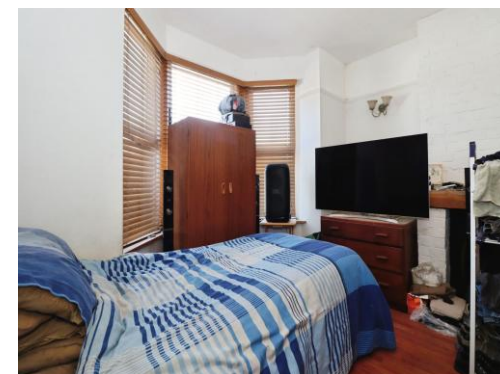
Front Garden

Enclosed front garden with mature hedging and pathway leading to entrance

Rear Garden

Split level rear garden with patio seating area leading to raised section, walkway through to gate

providing access to garage and off street parking, additional garden area beyond









Total floor area 92.1 m² (991 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



To view this property please contact Connells on

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1 Regent Street Kingswood
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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