



Connells
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FOR SALE

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Connells

Passage Road
Bristol



Property Description

Offered to the market with no onward chain, this well-proportioned two-bedroom first floor maisonette presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Set within a quiet and established residential area, the property offers a peaceful setting while still being conveniently located for local amenities and transport links.

Internally, the home benefits from a practical layout with generous living accommodation and an abundance of useful storage throughout-a rare and highly desirable feature. There are two well-sized bedrooms, a comfortable living space, kitchen, and bathroom, all offering great potential to personalise.

Externally, you can enjoy access to a large private garden area, perfect for relaxing outdoors or socialising in the warmer months.

Situated in the popular BS10 7HZ area, the property is ideally positioned for access to local shops, schools, and green spaces. Excellent transport links provide easy routes into Bristol city centre, as well as convenient access to the M4 and M5 motorway networks, making it a great location for commuters.

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 Porch

Entrance Hall

Living Room

14' 11" x 11' 8" (4.55m x 3.56m)

Kitchen

10' 6" x 6' 10" (3.20m x 2.08m)

Bedroom 1

12' 2" MAX x 11' 7" MAX (3.71m MAX x 3.53m MAX)

Bedroom 2

10' 6" x 10' 6" (3.20m x 3.20m)

Bathroom

Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 63.3 m² (681 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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6 Canford Lane
BRISTOL BS9 3DH

EPC Rating: D Council Tax
Band: A

Service Charge: 400.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309614

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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Property Ref: WOT309614 - 0006