

for sale

guide price **£270,000**



## Hawthorn Avenue Hanham Bristol BS15 3ES

Hanham offers good family amenities with local parks, shops, and schools like Samuel White's Infant, Hanham Abbots Junior, and Hanham Woods Academy, all within easy reach.



# Hawthorn Avenue Hanham Bristol BS15 3ES

## 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



Double glazed doors to the front, laminate wood effect flooring

### Entrance Hall

Wood and glazed panel door to the entrance hall, windows to the front, stairs leading to the first floor, cupboard housing the meters.

### Lounge

11' 6" into bay x 13' 3" max ( 3.51m into bay x 4.04m max )  
Double glazed bay window to the front, 2 radiators, picture rail, original style fireplace

### Dining Room

11' 9" x 11' 4" max ( 3.58m x 3.45m max )  
Double glazed patio doors to the sun room, radiator, gas fire with original style fireplace, picture rail

### Kitchen

14' 7" x 6' 7" max ( 4.45m x 2.01m max )  
Double glazed window to the rear, double glazed door to the rear garden, range of modern style fitted wall and base units, rolled edge work tops, tiled splashbacks, space for washing machine, space for fridge. space for freezer, stainless steel single drainer sink unit, space for cooker.

### First Floor Landing

Loft access

### Bedroom One

12' 4" x 10' 1" ( 3.76m x 3.07m )  
Double glazed tilt and turn window to the rear, cupboard housing the gas boiler

### Bedroom Two

11' 7" x 11' 5" ( 3.53m x 3.48m )

Double glazed window to the front, radiator, picture rail

### Bedroom Three

9' max x 7' ( 2.74m max x 2.13m )  
Double glazed window to the front, radiator, picture rail

### Shower Room

Double glazed frosted window to the rear, a three piece suite comprising enclosed shower cubicle with mains shower pedestal and basin, low level WC, radiator, laminate wood effect flooring

### Front Garden

Enclosed by a low level boundary wall with path to the front door.

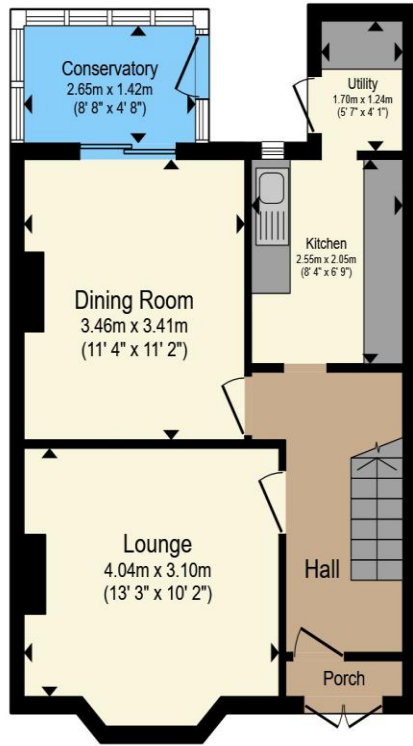
### Rear Garden

A good size mature garden, mainly laid to lawn with mature trees plants and shrubs and rear access leading to the garage

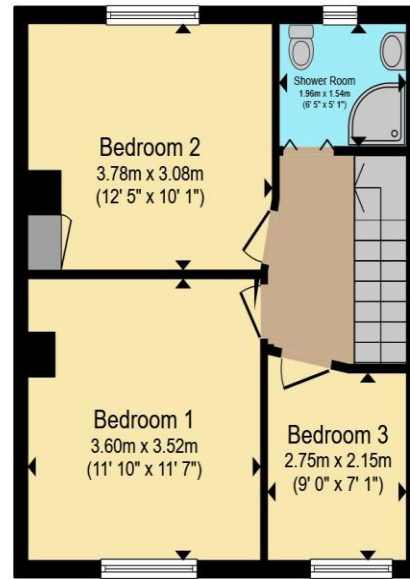
### Garage

Access via private lane





**Ground Floor**



**First Floor**

Total floor area 85.6 m<sup>2</sup> (922 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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Property Ref: BLG104347 - 0012

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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