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49 Honey Garston Road, Bristol, BS13 9LT

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## Auction Guide £150,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Offered with NO ONWARD CHAIN, this three bedroom mid-terrace property offers a fantastic opportunity for buyers looking to put their own stamp on a home. In need of modernisation, it provides plenty of scope to update and improve to personal taste.

The accommodation includes a spacious lounge with patio doors leading to the rear garden. The kitchen area has potential for reconfiguration to create a modern family hub. Upstairs, you'll find three well proportioned bedrooms and a family bathroom complete with both a bath and a separate standalone shower.

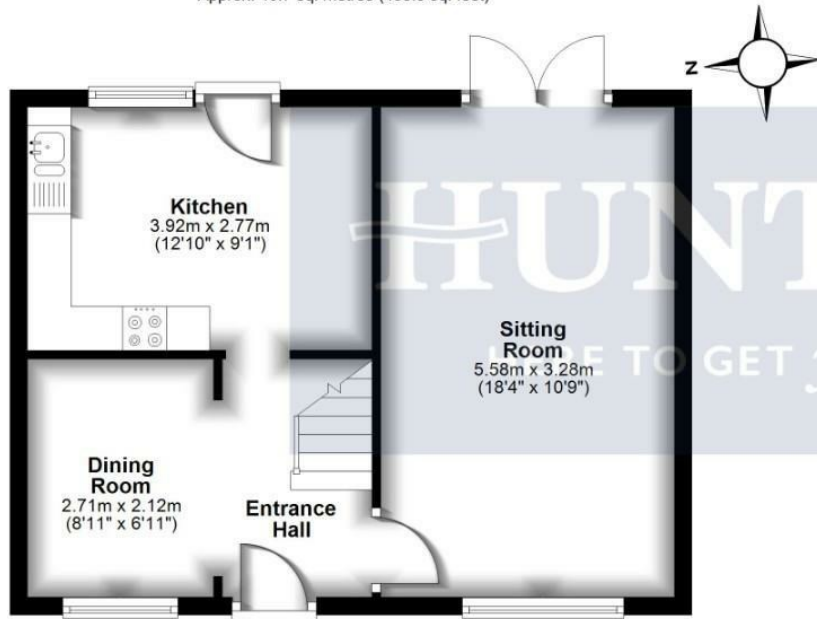
Outside, the property benefits from a driveway to the front, while to the rear is a generous garden with an open aspect, offering plenty of space for entertaining, gardening, or family playtime.

With its excellent potential, driveway parking, and good-sized garden, this property is an

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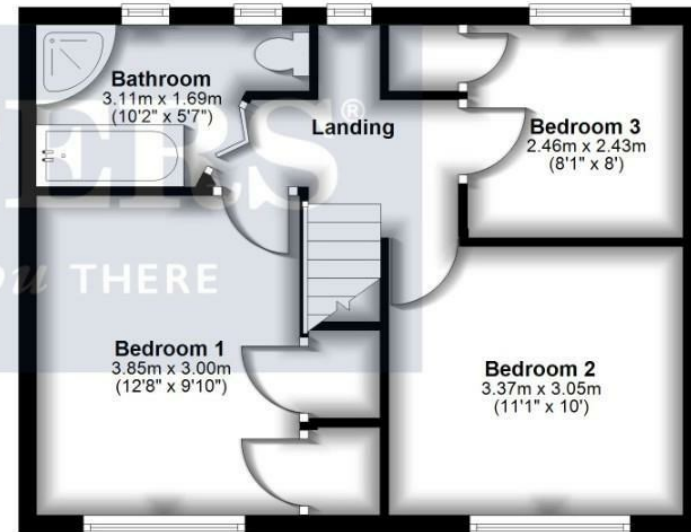
### Ground Floor

Approx. 40.7 sq. metres (438.5 sq. feet)

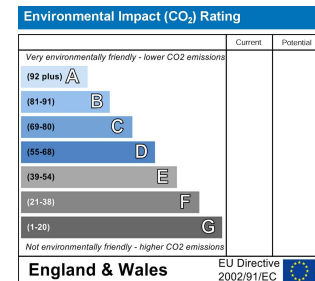
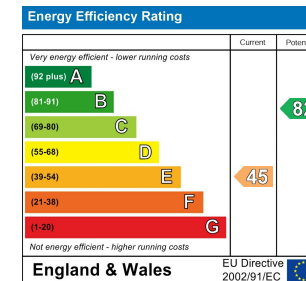


### First Floor


Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 82.5 sq. metres (888.5 sq. feet)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





