



**Connells**

Downend Road  
Kingswood Bristol



## Property Description

A three bedroom end of terrace family home situated close to the amenities of Kingswood. Kingswood offers plenty of cafes, take-aways and an array of high street shops as well as coffee shops. Supermarkets nearby include Iceland, Sainsburys, Tesco Express and a Lidl. There are Doctors, Dentists and schools all within close proximity as well as frequent bus services into the city centre and surrounding areas. NO ONWARD CHAIN!!!

## 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/Hallway

UPVC double glazed front door leading into an entrance hallway, which has got a wall mounted circuit breaker and electric meter, central heating radiator, stairs rising to the first floor.

## Lounge

13' 4" max x 14' 7" max ( 4.06m max x 4.45m max )

UPVC double glazed window to the front aspect, two central heating radiators, fitted gas fire, tv point.

## Dining Room

15' 10" x 12' 6" ( 4.83m x 3.81m )

Central heating radiator, under-stairs recess space, a fitted gas fire with stones around,

fitted cupboards, patio doors leading out to the rear garden, multi glass panel door leading into the kitchen/breakfast room.

### **Kitchen/Breakfast Room**

16' 9" max into bay x 11' 8" max ( 5.11m max into bay x 3.56m max )

UPVC double glazed window to the front aspect and one to the rear, central heating radiator, wall-mounted boiler, base units and drawers with rolled edge worktops over with tiled splashback, matching wall cupboards, space for a cooker, space and plumbing for washing machine and dishwasher, a stainless steel single bowl sink unit and drainer, UPVC double glazed obscured glass door leading out to the rear garden.

### **First Floor Landing**

Central heating radiator, door to storage cupboard, door through into bedroom one.

### **Bedroom One**

13' 8" max x 9' 8" ( 4.17m max x 2.95m )

UPVC double glazed window to the front aspect, central heating radiator, built-in cupboards with built-in shelving.

### **Bedroom Two**

13' 4" x 10' 10" ( 4.06m x 3.30m )

UPVC double glazed window to the rear aspect, central heating radiator, fitted wardrobes with comprising hanging rails and shelving.

### **Bedroom Three**

8' 2" x 8' 3" ( 2.49m x 2.51m )

UPVC double glazed window to the front aspect, central heating radiator.

### **Bathroom/Wet Room**

11' 7" x 7' 5" ( 3.53m x 2.26m )

UPVC double glazed obscured glass window, central heating radiator, a mains shower, low level flush wc, a panelled bath with tiled around, partly around.

### **Outside**

#### **To The Front**

A path leading to the front door, box housing the gas meter, paved front garden.

#### **To The Rear**

It is paved and has a lawn area as well, gate giving rear access,

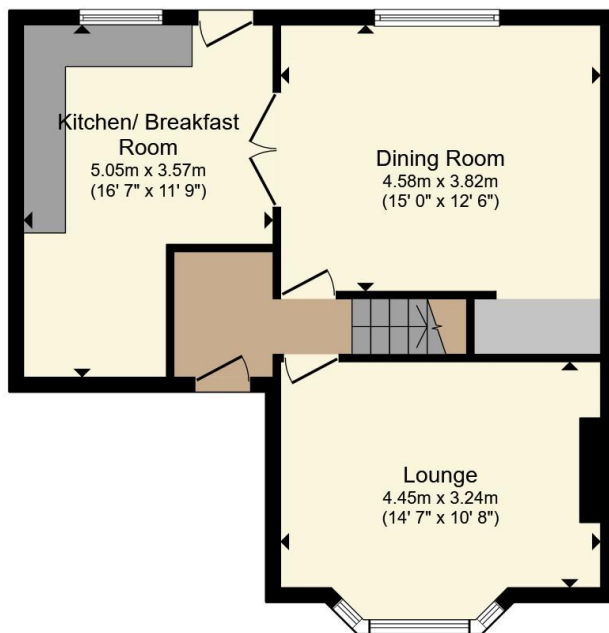
### **Garage**

A detached garage which has a courteously door, paved space to the front.









**Ground Floor**



**First Floor**

Total floor area 109.0 m<sup>2</sup> (1,173 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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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/KWD311383](https://www.connells.co.uk/Property/KWD311383)**



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