

for sale

guide price **£470,000**



## Whealers Patch Emersons Green Bristol BS16 7JL

Connells are pleased to offer to the market this 5 BEDROOM DETACHED HOME, 3 bathrooms, south facing large rear garden and driveway for ample parking chain free! be quick!



# Wheelers Patch Emersons Green Bristol BS16 7JL

## 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.

## Reception Hall



Doors to cloakroom and sitting room. Stairs ascending to first floor. Radiator, wood effect flooring.

## Cloakroom

Window to front of property with opaque glass and tiled sill. Wash hand basin with tiled splashback, low level WC. Radiator, wood effect flooring.

## Sitting Room

14' 1" x 12' 7" ( 4.29m x 3.84m )

Window to front of property with radiator under. Feature fireplace housing coal effect gas fire. Door to kitchen, french doors opening to:

## Dining Room

9' 2" x 9' ( 2.79m x 2.74m )

Patio door opening to rear garden, radiator.

## Kitchen

15' 10" x 11' 1" ( 4.83m x 3.38m )

Two windows to rear of property with tiled sills. Door opening to rear garden. Fitted kitchen with a range of wall and base units with roll top worksurfaces incorporating stainless steel one and half bowl sink and drainer and tiled splashbacks. Integrated four ring gas hob with cookerhood over, integrated electric oven. Space and plumbing for both dishwasher and washing machine. Understairs storage cupboard, door into garage, radiator.

## First Floor Landing

Doors to all bedrooms and bathroom. Loft access, airing cupboard, additional storage cupboard, radiator.

## Bedroom One

17' 1" x 8' 9" ( 5.21m x 2.67m )

Window to front of property with radiator under. Fitted wardrobes providing shelf and hanging storage. Door to:

## En Suite

Window to rear of property with opaque glass and tiled sill. Fully tiled shower cubicle with mains fed shower. Vanity unit incorporating wash hand basin and low level WC. Extractor fan, light and shaver point, radiator.

## Bedroom Two

12' 11" x 8' 10" ( 3.94m x 2.69m )

Window to rear of property with radiator under.

## Bedroom Three

10' 7" x 8' 10" ( 3.23m x 2.69m )

Window to front of property with radiator under

## Bedroom Four

12' 7" x 6' 8" ( 3.84m x 2.03m )

Window to front of property with radiator under.

## Bathroom

Window to rear of property with opaque glass and tiled sill. White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and low level WC. Extractor fan, radiator, tiled flooring.

## Bedroom 5

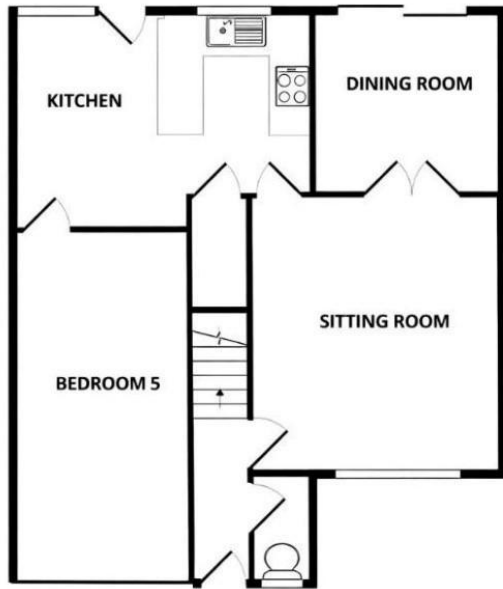
28' 1" x 11' 2" ( 8.56m x 3.40m )

double glazed window to front elevation.

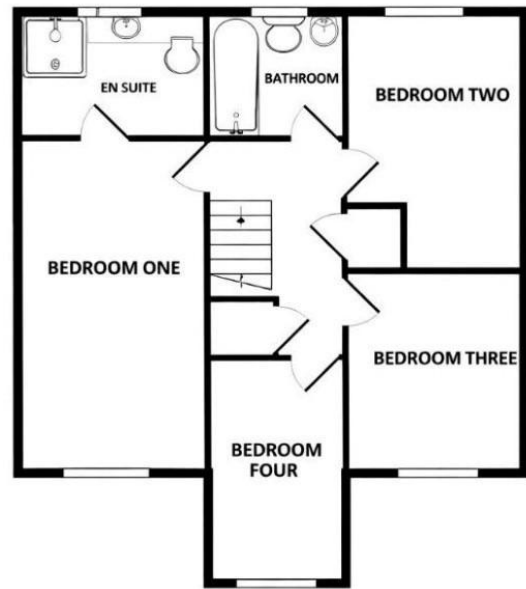
## Rear Garden

Fully enclosed westerly facing garden with fence panel boundaries. Laid to lawn with mature planted borders, paved patio area, gated side access, outside tap.





**GROUND FLOOR**



**FIRST FLOOR**

To view this property please contact Connells on

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Property Ref: EME307043 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: E

**view this property online**  
**connells.co.uk/Property/EME307043**



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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