

for sale

guide price **£300,000**



Aubretia Road Emersons Green Bristol BS16 7NS

Beautifully Presented Three-Bedroom Semi-Detached Home Situated in a popular modern development, this attractive three-bedroom semi-detached home offers well-balanced accommodation across two floors, making it an ideal purchase for first-time buyers also CHAIN FREE!

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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 Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, staircase rising to the first floor and a useful storage area.

Cloakroom

Fitted with a low-level WC and pedestal wash hand basin. Ideal for guests and everyday convenience.

Lounge

12' 1" x 14' 4" (3.68m x 4.37m)

A bright and spacious reception room positioned to the front of the property. Offering ample space for sofas and additional furniture, this comfortable living area provides an excellent setting for relaxation and family life.

Kitchen Diner

15' 4" x 8' 10" (4.67m x 2.69m)



A modern fitted kitchen featuring a range of wall and base units with complementary work surfaces, inset sink and drainer, integrated oven, hob and extractor hood. There is ample space for a dining table and chairs, while French doors provide direct access to the rear garden and allow plenty of natural light to flow through the room.

Landing

Providing access to all first-floor rooms and loft space.

Bedroom One

11' 11" x 9' 3" (3.63m x 2.82m)

A generous double bedroom overlooking the rear aspect, offering ample space for bedroom furniture and benefiting from a private en-suite shower room.

En Suite

Comprising a shower enclosure, pedestal wash hand basin and low-level WC, complemented by contemporary fittings.

Bedroom Two

9' 4" x 7' 7" (2.84m x 2.31m)

A well-proportioned double bedroom positioned to the front of the property, ideal as a guest room or children's bedroom.

Bedroom Three

5' 10" x 7' 7" (1.78m x 2.31m)

A versatile third bedroom suitable as a nursery, child's bedroom, dressing room or home office.

Family Bathroom

6' 1" x 5' 11" (1.85m x 1.80m)

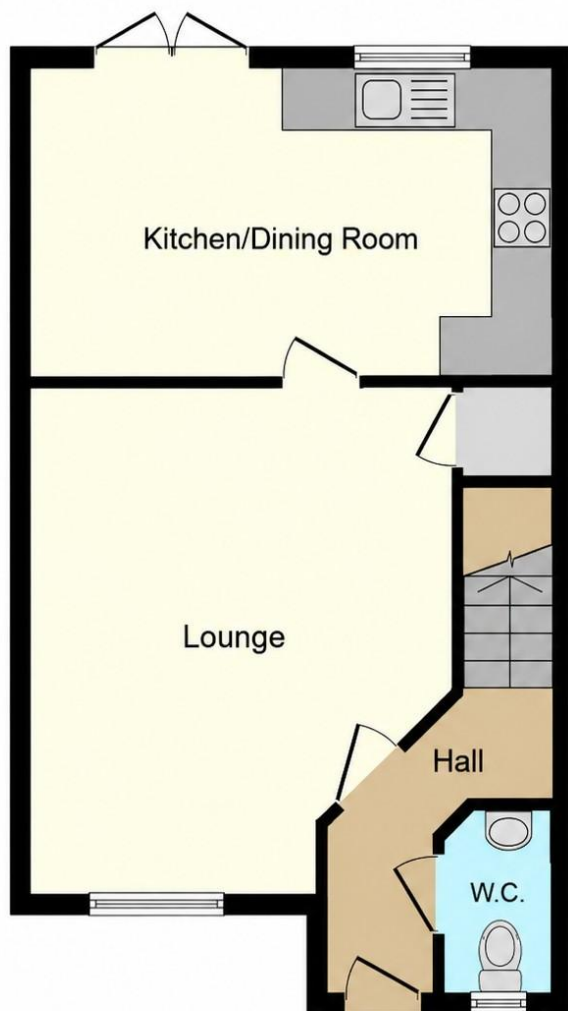
Fitted with a modern three-piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC.

Front

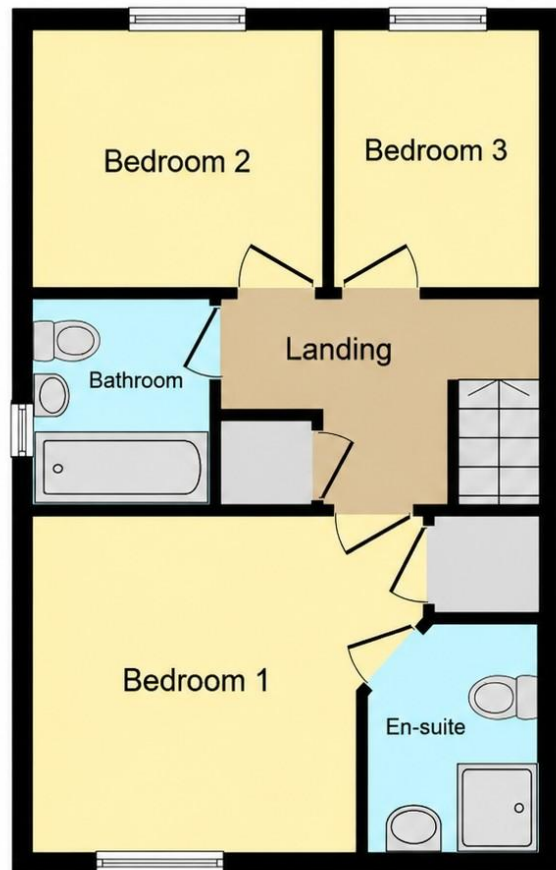
A fully enclosed rear garden predominantly laid to lawn with patio seating area, offering an excellent outdoor space for entertaining, children and pets.







Ground Floor



First Floor

To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME306081 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: D

view this property online

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