





Property Description

Situated in a popular residential location, this well-presented two-bedroom semi-detached home benefits from generous off-road parking for multiple vehicles, spacious accommodation throughout and an enclosed rear garden. The ground floor offers an entrance hall, generous dual aspect lounge and fitted kitchen with direct access to the garden. Upstairs comprises two well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a substantial gravelled driveway to the front and an enclosed rear garden with mature planting, timber shed and excellent potential for landscaping or outdoor entertaining.

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

Double glazed window to the front aspect, wood effect flooring, stairs rising to the first floor, storage

cupboard, access to the lounge and radiator.

Lounge

25' 3" x 11' 11" (7.70m x 3.63m)

Double glazed window to the front aspect and double glazed window to the rear aspect, wood effect flooring, smooth ceiling with spotlights, television point and radiator.

Kitchen

14' 2" x 6' 5" (4.32m x 1.96m)

Double glazed window to the rear aspect, double glazed window to the side aspect and double

glazed door to the side aspect providing access to the rear garden, fitted with a range of wall and

base units with worktops over, one and a half bowl stainless steel sink with mixer tap, wood effect

flooring and radiator.

Landing

Access to both bedrooms, family bathroom and loft access hatch.

Bedroom One

13' 1" x 8' 8" (3.99m x 2.64m)

Double glazed window to the front aspect, built-in storage, television point, wood effect flooring and

radiator.

Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

Double glazed window to the rear aspect, wood effect flooring and radiator.

Bathroom

10' 4" x 8' 8" (3.15m x 2.64m)

Double glazed obscured window to the side aspect, walk-in shower cubicle with electric shower and glass sliding door, panelled bath with mixer tap, wash hand basin with mixer tap, low level WC, tiled flooring, built-in storage and heated towel rail.

Outside

Front Approach

The property is approached via a generous gravelled driveway providing off-road parking for

multiple vehicles. A pathway leads to the front entrance with stone-built boundary walls and gated

side access leading to the rear garden.

Rear Garden

A fully enclosed rear garden predominantly laid to lawn with mature shrubs, established planting

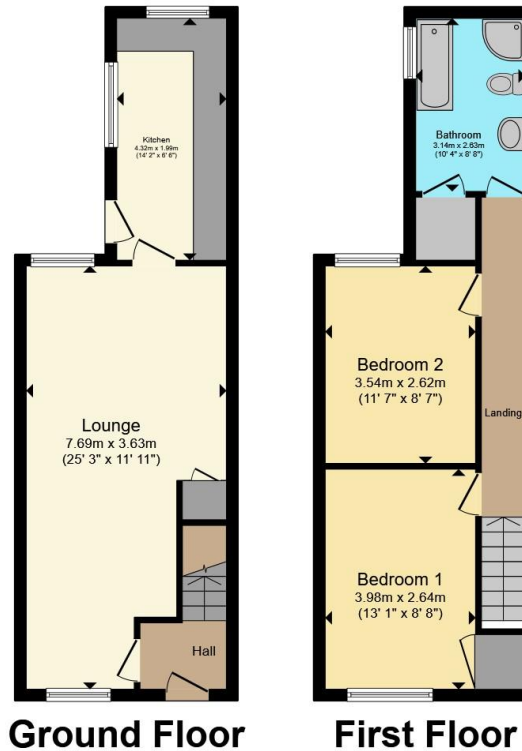
and fenced boundaries. The garden further benefits from a timber garden shed, stone-built walling

and side access, offering an excellent space for outdoor entertaining with plenty of potential for

further landscaping.







Total floor area 73.7 m² (794 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

Connells

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311641



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311641 - 0002