





Property Description

Occupying a generous plot, this well-proportioned three-bedroom detached home offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, lounge, kitchen/dining room, conservatory and cloakroom. Upstairs benefits from three good sized bedrooms and a family shower room. Externally the property enjoys extensive driveway parking leading to a detached garage and an exceptionally large enclosed rear garden, providing excellent outdoor space for families and 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 entrance door with double glazed window to the side aspect, carpet flooring, access to the lounge and inner lobby.

Inner Lobby

Double glazed window to the side aspect, under stairs storage, stairs rising to the first floor and radiator.

Lounge

18' x 12' 8" (5.49m x 3.86m)

Double glazed window to the front aspect and double glazed window to the side aspect, carpet flooring and radiator.

Kitchen / Dining Room

19' 5" x 12' 7" (5.92m x 3.84m)

Double glazed window to the rear aspect, vinyl flooring to the kitchen area and carpet flooring to the dining area, fitted with a range of wall and base units with worktops over, sink, electric hob, integrated oven, space for washing machine, built-in storage, access to the cloakroom and conservatory and radiator.

Conservatory

10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed windows overlooking the rear garden, double glazed French doors providing access to the rear garden, carpet flooring and radiator.

Cloakroom

Double glazed obscured window to the rear aspect, vinyl flooring, low level WC and radiator.

First Floor Landing

Multiple storage cupboards, access to all three bedrooms and the family shower room, loft access hatch and radiator.

Bedroom One

12' 7" x 11' (3.84m x 3.35m)

Double glazed window to the rear aspect, built-in storage, carpet flooring and radiator.

Bedroom Two

12' 6" x 10' 7" (3.81m x 3.23m)

Double glazed window to the rear aspect, built-in storage cupboards, carpet flooring and radiator.

Bedroom Three

12' 8" x 12' 6" (3.86m x 3.81m)

Double glazed window to the front aspect, carpet flooring and radiator.

Family Shower Room

7' 11" x 3' 11" (2.41m x 1.19m)

Double glazed obscured window to the side aspect, fully tiled walls, walk-in shower cubicle, wash hand basin, low level WC and chrome heated towel rail.

Garage

Up and over door.

Outside

Front Approach

The property is approached via an extensive driveway providing ample off-road parking for multiple

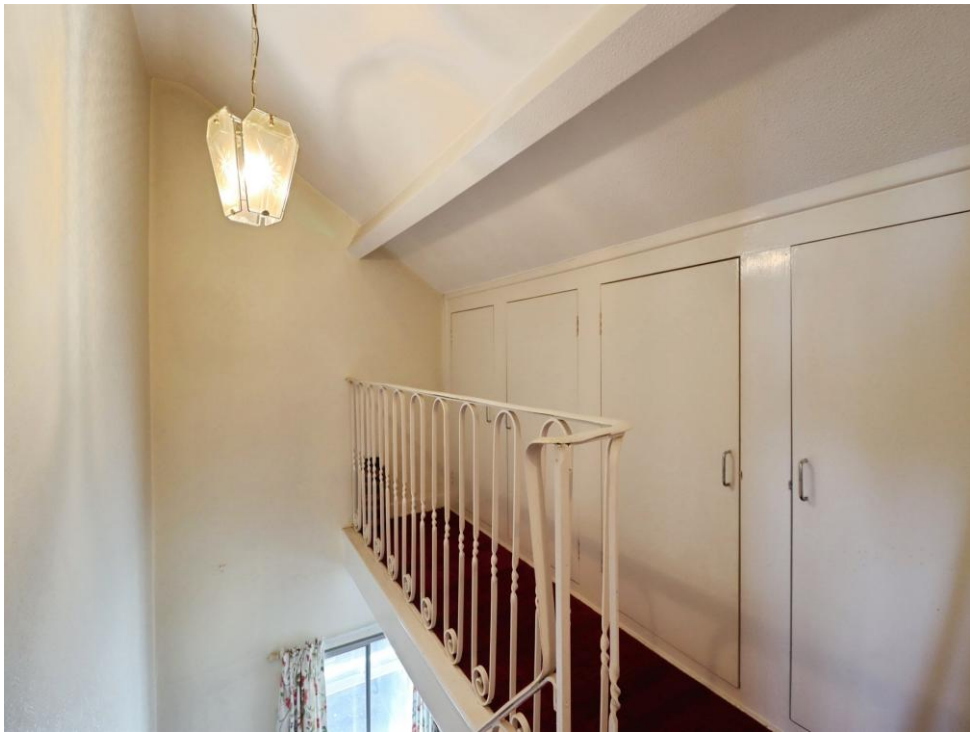
vehicles and leading to the detached garage. A paved pathway leads to the front entrance with

gated side access to the rear garden.

Rear Garden

A particularly generous enclosed rear garden predominantly laid to lawn with patio seating

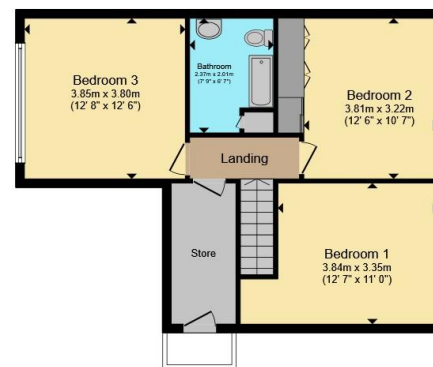




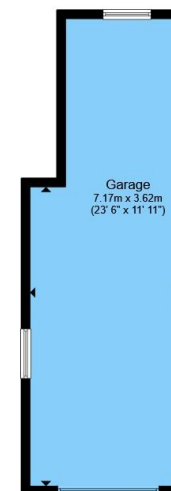




Ground Floor



First Floor



Garage

Total floor area 174.6 m² (1,879 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

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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

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