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Kennard Rise
Bristol



Property Description

Connells are delighted to present this spacious three-bedroom detached home in Kennard Rise, offering approximately 1,165 sq. ft. of versatile accommodation and three allocated parking spaces to the rear.

Previously utilised as an investment property, the accommodation has been adapted to include two bedrooms and a kitchen upstairs, with a further bedroom, spacious lounge/dining room and bathroom downstairs.

The property offers excellent potential to create a more traditional family layout by relocating the kitchen to the ground-floor third bedroom and converting the existing first-floor kitchen into a bedroom, subject to the necessary alterations and consents.

Conveniently positioned for local schools, shops and transport links, this property presents an exciting opportunity for families and investors alike.

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

Accessed via the front entrance door, the hallway provides access to the principal ground-floor accommodation and staircase rising to the first floor.

Lounge/Dining Room

15' 3" x 12' 11" (4.65m x 3.94m)

A generously proportioned reception room providing ample space for both comfortable seating and dining furniture. A front-facing bay window allows natural light into the room, creating a versatile main living area suitable for a range of furniture arrangements.

Bedroom Three

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

A substantial ground-floor room currently arranged as a bedroom, offering excellent flexibility for alternative uses. Given the property's previous investment arrangement, this room could potentially be converted into a kitchen, allowing the ground floor to accommodate the principal living and dining spaces within a more conventional family layout, subject to the necessary works and approvals.

Ground Floor Bathroom

9' 8" x 7' 10" (2.95m x 2.39m)

A conveniently positioned bathroom serving the ground-floor accommodation, with the floor plan indicating a bath, separate shower enclosure, wash hand basin and WC.

First Floor Landing

Providing access to the two first-floor bedrooms, kitchen, bathroom and separate WC, together with the staircase leading to the ground floor.

Bedroom One

13' 2" x 13' (4.01m x 3.96m)

A spacious double bedroom situated towards the front of the property, featuring a front-facing bay window. The generous dimensions provide flexibility for bedroom furniture and storage arrangements.

Bedroom Two

13' 1" x 13' (3.99m x 3.96m)

A further generously sized double bedroom overlooking the rear of the property, offering ample space for a double bed and additional furnishings.

Kitchen

10' x 7' 11" (3.05m x 2.41m)

Currently positioned on the first floor as part of the property's previous investment arrangement. The room provides the existing kitchen accommodation but also offers the potential to be repurposed as an additional bedroom if a new kitchen were created downstairs. Any conversion would be subject to appropriate alterations, building regulations and necessary consents.

First Floor Bathroom

Located off the landing, with the floor plan indicating a bath and wash hand basin.

Separate WC

An additional first-floor convenience, positioned separately from the bathroom.

Front Approach

The property enjoys a distinctive detached appearance, with a pitched tiled roof, attractive front bay windows and an entrance door approached from the driveway. Established greenery provides an attractive feature to the front, while the side driveway leads towards the rear of the property.

Rear Parking

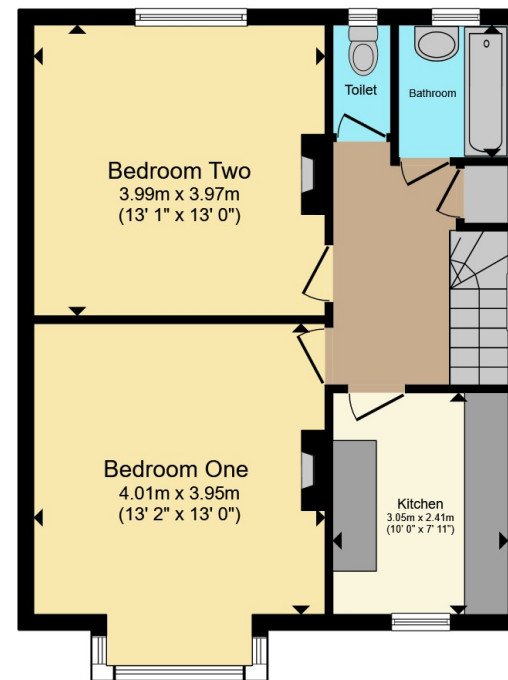








Ground Floor



First Floor

Total floor area 108.3 m² (1,165 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: F Council Tax
Band: C

Tenure: Freehold

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