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for sale

guide price **£325,000**



Bissex Mead Emersons Green Bristol BS16 7DY

Beautifully presented three/four-bedroom detached home in the heart of Emersons Green. Featuring a converted garage bedroom, spacious open-plan lounge/diner, modern kitchen, conservatory, en-suite, landscaped gardens and driveway parking.

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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.

Lounge/Dining Room

22' 7" x 9' 8" (6.88m x 2.95m)

Double-glazed window to the front aspect, wood-effect flooring, TV point, access to kitchen and conservatory, and two radiators.

Kitchen

10' 10" x 10' 9" (3.30m x 3.28m)

Two double-glazed windows to the rear aspect, a range of wall and base units with worktops over,

one-and-a-half-bowl stainless-steel sink and drainer, built-in storage cupboard, space for freestanding fridge/freezer, gas hob with extractor over and low-level electric oven, and a radiator.

Utility Room

Side door leading to the garden, wall mounted boiler, under counter space for a washing machine and space above for a tumble dryer.

Conservatory



13' x 11' 3" (3.96m x 3.43m)

Double-glazed French doors to side aspect opening onto the rear garden, wood-effect flooring, and double-glazed windows throughout.

Bedroom Two

11' 8" x 7' 10" (3.56m x 2.39m)

Double-glazed window to the side aspect, wood-effect flooring, space for freestanding wardrobe, and radiator.

Downstairs Cloakroom

Double-glazed obscured window to the side aspect, WC, wash hand basin, wood-effect flooring, and radiator.

First Floor

Bedroom One

10' 10" x 9' 9" (3.30m x 2.97m)

Double-glazed window to the front aspect, carpet flooring, two built-in wardrobes, door to en-suite, and radiator.

En-Suite

8' 8" x 8' 2" (2.64m x 2.49m)

Double-glazed obscured window to the front aspect, walk-in shower cubicle with shower over and glass screen, extractor, WC, wash hand basin, wood-effect flooring, and radiator.

Bedroom Three

9' 8" x 8' 8" (2.95m x 2.64m)

Double-glazed window to the rear aspect, carpet flooring, loft-access hatch, and radiator.

Bedroom Four

9' 8" x 6' 4" (2.95m x 1.93m)

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

Family Bathroom

6' 2" x 6' 2" (1.88m x 1.88m)

Double-glazed obscured window to the rear aspect, panelled bath, WC, wash hand basin, wood-effect flooring, extractor, and radiator.

Front Garden

Mainly laid to lawn with a paved pathway leading to the front door, bordered by low hedging and planters, and driveway parking for multiple vehicles.

Rear Garden

Private and fully enclosed garden comprising a paved patio area leading to a lawn with mature shrub borders, timber shed, and gated side access.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.















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.focalagent.com

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Property Ref: EME307382 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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