



**Connells**  
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**FOR SALE**

116

**Connells**

Soundwell Road  
Bristol



## Property Description

This mid-terrace property offers three bedrooms and flexible accommodation suited to a range of buyers. The home includes an open-plan kitchen/dining space alongside a separate lounge. Positioned within a popular residential location, the property benefits from convenient access to amenities and transport routes.

## 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

UPVC double glaze obscured glass front door. UPVC double glaze windows, a further UPVC double glazed door leading into the hall way.

## Hallway

Central heating radiator. Cupboard housing the gas meter. Stairs rising up to the first floor with an under stairs storage cupboard, Box housing the circuit breaker and electric meter. Controls for the central heating. Doors off into principal rooms.

## Lounge

15' 9" x 10' 10" ( 4.80m x 3.30m )  
Lounge has UPVC double glazed bay windows. Central heating radiator. Laminate flooring. Electric coal effect fire place and TV

point.

## Open Plan Kitchen/Diner

17' 9" x 14' 8" ( 5.41m x 4.47m )

UPVC double glazed window to the rear aspect. Range of base units and drawers with rolled-edge worktops over with tiled splashbacks, Space and plumbing for a washing machine. Space for fridge/freezer, Space for a dishwasher and a tumble dryer. Integrated electric oven and grill with an inset four ring electric hob. Stainless steel bowl sink unit and drainer with a mixer tap.

## Landing

Hatch giving access to loft storage space. Doors off into:-

## Bedroom One

14' 9" max x 10' 5" max ( 4.50m max x 3.17m max )

Central heating radiator, UPVC double glaze windows to the front aspect .

## Bedroom Two

15' 9" max x 11' max ( 4.80m max x 3.35m max )

UPVC double glazed windows to the rear aspect, Central heating radiator, Doors to storage cupboard with storage shelves.

## Bedroom Three

10' 9" max x 6' 9" max ( 3.28m max x 2.06m max )

UPVC double glazed window to the rear aspect, A central heating radiator.

## Bathroom

6' 8" x 5' 9" ( 2.03m x 1.75m )

UPVC double glaze obscured glass window. Central heating radiator. Extractor fan, Pedestal wash hand wash basin. Electric shower with folded shower screen, Fully tiled around.

## Outside

To The Front

Laid with chippings, path leading to the front door.

To The Rear

Partly paved and partly laid astro turf, enclosed with fencing around, shed.

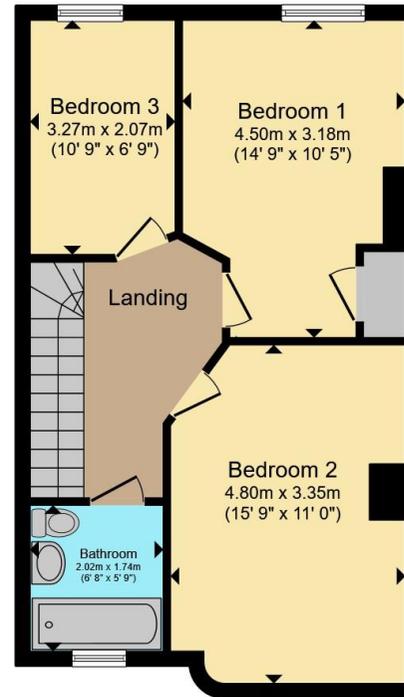
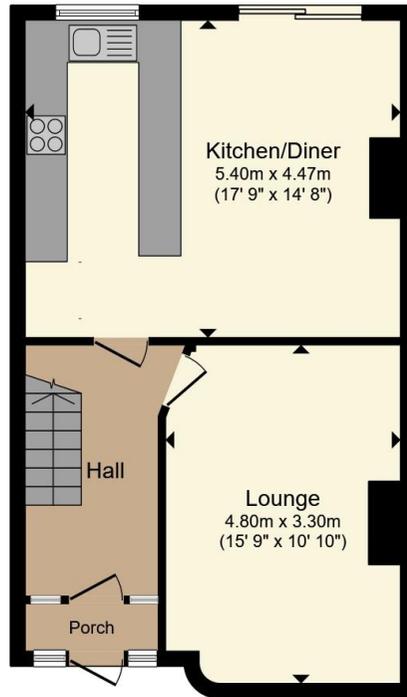
## Parking

Rear gate access to the off road parking and access to the lane behind









Total floor area 98.3 m<sup>2</sup> (1,058 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/KWD311393](http://connells.co.uk/Property/KWD311393)**



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