



Connells

Selkirk Road
Bristol



Property Description

Located in a prime location being set in a popular residential area offering access to bus routes, local shops and many amenities that Kingswood has to offer. A viewing is essential to fully appreciate the spacious accommodation on offer, this would be a lovely first time buy or family home. Also having the added benefit of being sold with NO ONWARD CHAIN. Call us today on 0117 9353013 to book an early viewing to avoid disappointment.

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/Hallway

UPVC double glazed obscured glass front door leading into the entrance hallway, UPVC double glazed window to the front aspect, stairs rising to the first floor, tiled flooring, doors through to the lounge.

Lounge

16' 6" max x 11' 1" max (5.03m max x 3.38m max)

UPVC double glazed window to the front and rear aspect, central heating radiator, tv point, thermostat control for central heating, door through to the kitchen.

Kitchen/Breakfast Room

16' 6" max x 12' 3" max (5.03m max x 3.73m max)

UPVC double glazed window to the front aspect, two to the side aspect and one to the rear, tiled flooring, UPVC double glazed door leading out to the rear garden, central heating radiator, a range of base units and drawers with rolled edge worktops over with tiled splashback, matching wall units, space and plumbing for the washing machine and further electric appliance beneath worktops, integrated oven and grill with inset of four ring electric hob and extractor hood above, cupboards housing the meters and circuit breaker, a stainless steel single bowl sink and drainer with a mixer taps, a door through to the under-stairs storage space.

First Floor Landing

A hatch giving access to the loft storage, door through to the shower room.

Shower Room

UPVC double glazed obscured glass window, chrome heater towel radiator, low level flush wc, pedestal hand wash basin, a cubical shower with main shower above with tiles around, tiled flooring.

Bedroom One

16' 5" max x 9' max (5.00m max x 2.74m max)

UPVC double glazed window one to the front and one to the rear, two central heating radiators.

Bedroom Two

12' 1" max x 8' 2" (3.68m max x 2.49m)

Two UPVC double glazed windows to the front aspect, central heating radiator, tv point, a cupboard housing the boiler.

Bedroom Three

8' 8" max x 8' max (2.64m max x 2.44m max)

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

Outside

To The Front

It is laid with chippings, a gated side path leading around to the rear.

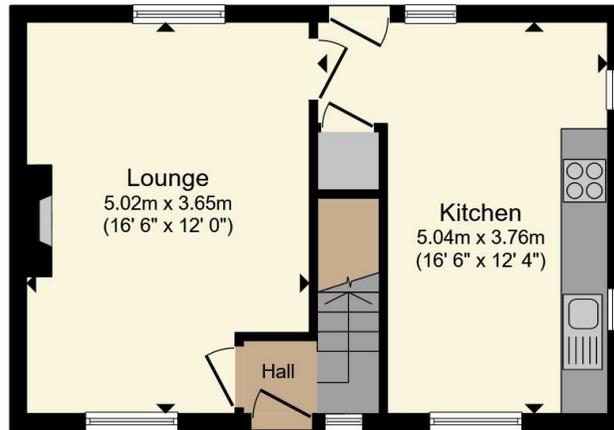
To The Rear

It is partly paved, laid with chippings, enclosed with fencing, to the side fencing there is an additional land which has established shrubs.









Ground Floor



First Floor

Total floor area 75.2 m² (810 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



To view this property please contact Connells on

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1 Regent Street Kingswood
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311323



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