

Connells

Church Road
St. George BRISTOL

Church Road
St. George BRISTOL BS5 8AA

for sale guide price
£120,000







Property Description

Situated in a convenient position on Church Road, this two bedroom property offers a flexible layout centred around a substantial open-plan kitchen/lounge. The accommodation also includes two bedrooms, a separate dressing room, bathroom, utility area and entrance porch. The property requires an extensive programme of refurbishment, repair and modernisation throughout and should be viewed as a renovation opportunity rather than a home requiring only cosmetic updating. For the right purchaser, this provides considerable scope to comprehensively improve the accommodation and create a home tailored to their own requirements, subject to any necessary consents. Buyers should make their own enquiries regarding the nature and extent of works required. Church Road is a well-established part of East Bristol, offering a broad selection of shops, cafes and everyday amenities nearby. The A420 provides convenient access towards Bristol city centre and east towards Kingswood, with local bus services and Lawrence Hill railway station providing further transport options. St George Park is also within the wider local area, offering useful green and recreational space.

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.

Kitchen/Lounge

22' 5" x 13' 7" (6.83m x 4.14m)

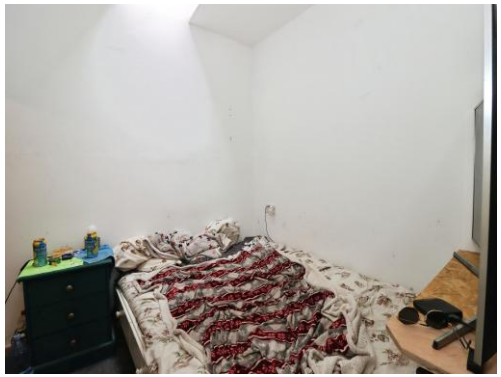
Bedroom One

8' 8" x 7' 9" (2.64m x 2.36m)

Bedroom Two

7' 11" x 7' 7" (2.41m x 2.31m)

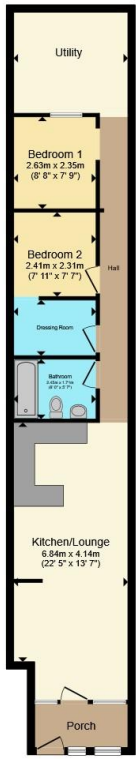












Total floor area 67.1 m² (722 sq.ft.) approx

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

Connells

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311805

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.