

Connells

Gatcombe Road
Bristol

Gatcombe Road
Bristol BS13 9RG

for sale guide price
£240,000







Property Description

An excellent opportunity to purchase this well-proportioned three-bedroom mid-terraced home, ideally suited to first-time buyers and families. The property offers versatile accommodation arranged over two floors, together with an enclosed rear garden.

The ground floor comprises an entrance hallway with access to the Kitchen and lounge with direct access onto the enclosed rear garden.

To the first floor are two double bedrooms and a further single bedroom, together with a family shower room.
The property is conveniently located close to a range of everyday amenities, local schools, green spaces and public transport links. There are a variety of shops and services within easy reach, with further facilities available in the surrounding areas. Bristol city centre is also accessible, making the property well placed for commuters and those wishing to enjoy the wider amenities the city has to offer.

Offering three bedrooms, generous lounge, Porch,off street parking and enclosed rear garden, this property provides a practical and flexible home for a range of buyers.

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 Porch

Living Room

Double glazed window to the front, radiator and TV point

Kitchen

Double glazed window, wall and base units, plumbing for a washing machine, space for Cooker and fridge

Bedroom One

double glazed window to the front and radiator

Bedroom Two

double glazed window to the front and radiator

Bedroom Three

double glazed window to the rear and radiator

Bathroom

panelled bath and pedestal wash hand basin, radiator and double glazed window to the rear

Wc

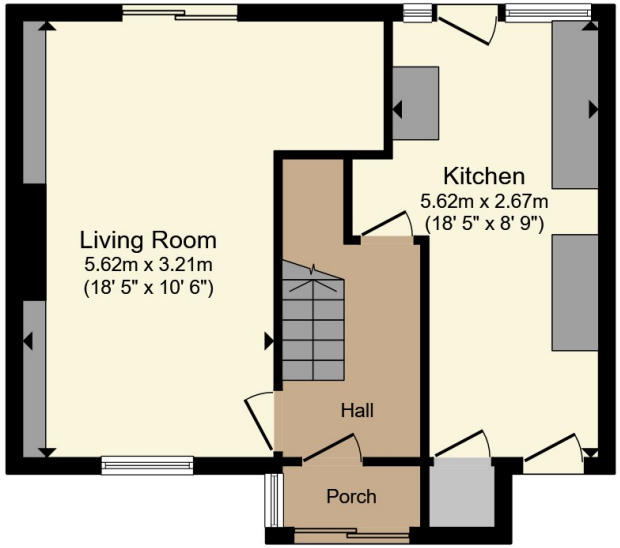
Double glazed window to the rear and low level WC

Rear Garden

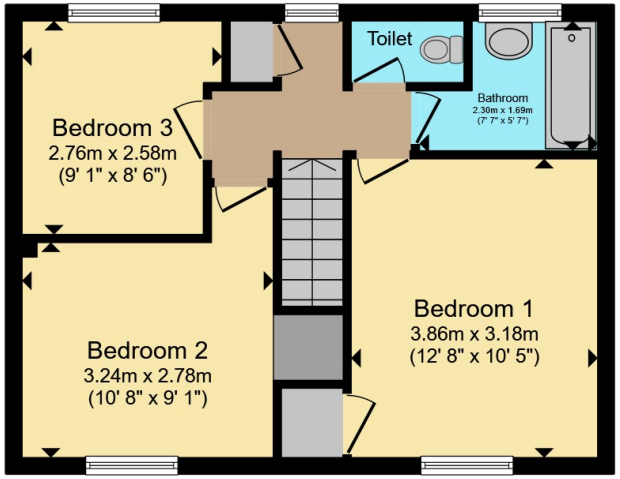
Large rear garden.







Ground Floor



First Floor





Total floor area 86.2 m² (927 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

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243 North Street Southville
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EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/BMR312886

Tenure: Freehold

The Property Ombudsman

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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.