



Connells
connells.co.uk 0117 960 1552
FOR SALE

Connells

Harford Close
Bristol

Harford Close Bristol BS9 2QD

for sale guide price
£260,000



Property Description

A fantastic opportunity to acquire this spacious three/four-bedroom townhouse, ideally positioned within a quiet cul-de-sac on Harford Close, Bristol. Offering generous and versatile accommodation across multiple floors, this property is perfect for buyers looking to put their own stamp on a home.

In need of some modernisation, the property provides excellent potential and comprises a well-proportioned living space, kitchen, and flexible rooms that can be utilised as additional bedrooms, home office, or reception areas depending on your needs.

Externally, the home benefits from a driveway providing off-road parking, an integral garage with a useful adjoining store room, and a good-sized private rear garden - ideal for families or those who enjoy outdoor space.

Situated in a peaceful residential setting, yet conveniently located for local amenities, schools, and transport links, this property presents a superb opportunity for both homeowners and investors alike.

Early viewing is highly recommended as the property is being offered with no onward chain !

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.

Ground Floor

Entrance Porch

Entrance Hall

W/C

Utility Room

7' 7" MAX x 7' 5" MAX (2.31m MAX x 2.26m MAX)

Garage

28' 5" x 8' 6" (8.66m x 2.59m)

First Floor Accommodation

Living Room

17' 11" MAX x 15' 7" MAX (5.46m MAX x 4.75m MAX)

Kitchen

9' x 8' 10" (2.74m x 2.69m)

Study

8' 9" x 7' 8" (2.67m x 2.34m)

Second Floor Accommodation

Landing

Bedroom 1

12' 1" MAX x 9' 3" MAX (3.68m MAX x 2.82m MAX)

Bedroom 2

10' 9" MAX x 8' 4" MAX (3.28m MAX x 2.54m MAX)

Bedroom 3

9' 3" x 9' 3" (2.82m x 2.82m)

Bathroom

Driveway

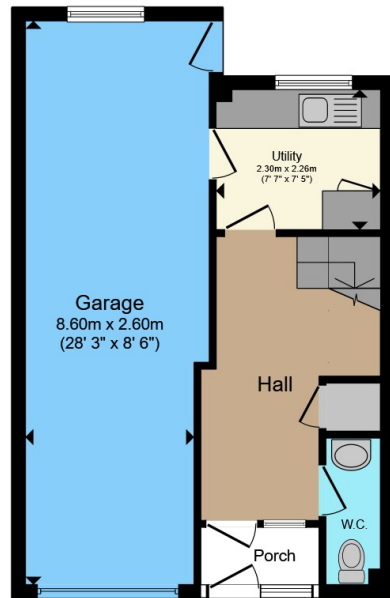
Rear Garden

Aml

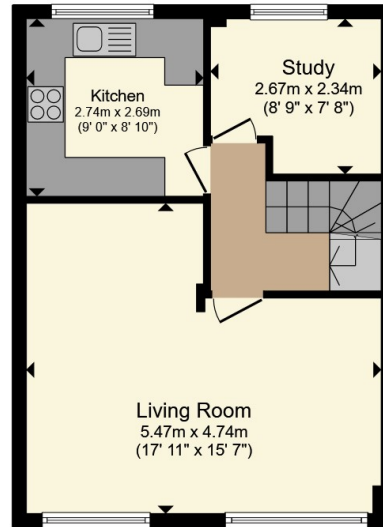
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



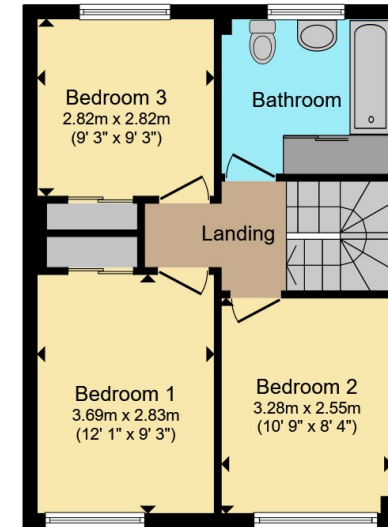




Ground Floor



First Floor



Second Floor

Total floor area 126.2 m² (1,359 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

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To view this property please contact Connells on

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6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309599



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WOT309599 - 0007