

for sale

guide price **£300,000** Freehold



Park Avenue Frampton Cotterell Bristol BS36 2EY

A SPACIOUS and light-filled FOUR-BEDROOM family home in a SOUGHT-AFTER FRAMPTON COTTERELL LOCATION, offering MULTIPLE RECEPTION ROOMS, a stunning 24'10" kitchen/diner, conservatory, two bathrooms and a versatile loft room—totalling approximately 1,596 sq.ft. across

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- Energy Rating: C
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

Property Details

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.

Agent Note

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.

Porch

Enclosed entrance with hard-surface flooring leading to the lounge space and stairs.

Hall

Central hallway with dark tiled flooring and neutral finish and decor.

Lounge 13' 11" x 12' 3" (4.24m x 3.73m)

Front-facing reception room with a large double-glazed window and tiled flooring. Fittings for a radiator sits beneath the front window.

Sitting Room 9' 9" x 7' 10" (2.97m x 2.39m)

Front-facing room with a double-glazed window looking out to the front of the home. Tiled flooring.

Kitchen/Dining Room 24' 10" max x 16' 2" max (7.57m max x 4.93m max)

A standout open-plan space with double-glazed windows and two skylights drawing in natural light. Fitted kitchen cabinetry and integrated sink position. Fully tiled flooring. A radiator is mounted on the right-hand wall in the dining area.

Conservatory 15' 2" x 7' 6" (4.62m x 2.29m)

Full-height double-glazed windows and a glazed roof. Wood-effect flooring.

Downstairs WC

Downstairs WC comprising WC, pedestal wash hand basin, tiled flooring.

Bedroom One 15' 9" x 7' 10" (4.80m x 2.39m)

Front-facing double bedroom with a double-glazed window and carpeted flooring. A radiator is positioned beneath the window.

En-Suite

Modern en-suite comprising WC, wash hand basin and shower cubicle with glass screen. Frosted double-glazed window to rear.

Bedroom Two 10' x 8' 1" (3.05m x 2.46m)

Front facing bedroom with a double-glazed window to front and carpet throughout.

Bedroom Three 12' x 8' 4" (3.66m x 2.54m)

Front-facing bedroom with a double-glazed window and carpeted flooring. A radiator sits beneath the window.

Bedroom Four 12' 4" x 8' 4" (3.76m x 2.54m)

Rear-facing bedroom with a double-glazed window.

Bathroom 8' 2" x 8' 9" (2.49m x 2.67m)

Non-slip vinyl flooring, fitted sanitaryware and a frosted double-glazed window.

Loft Room

Converted loft space with double-glazed skylight windows and carpeted flooring.

Rear Garden

A private rear garden laid mainly to lawn and bordered by



mature greenery, creating a natural sense of seclusion. The space is fully enclosed and includes a timber outbuilding positioned toward the rear boundary, offering useful storage.



To view this property please contact Connells on

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Property Ref: YAT308406 - 0017

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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.

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