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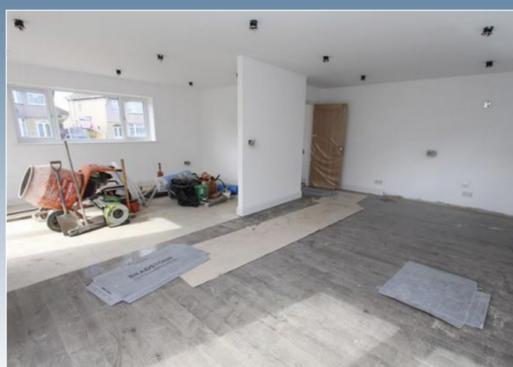


**LOT 29 - Bungalow Rear Of, 92-94 Forest Road (Counterpool Road),
Kingswood, Bristol, BS15 8EH**

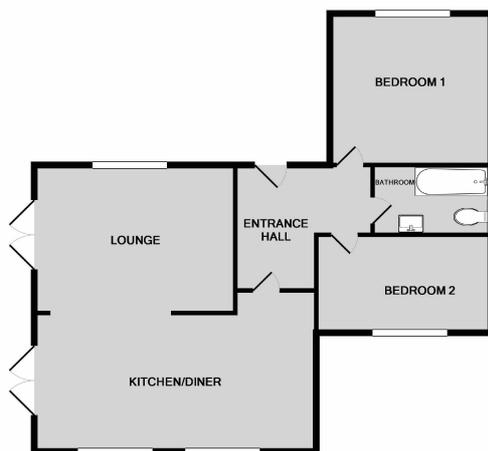
For auction Guide Price £250,000 +

REDUCED PRICE FOR AUCTION

A newly constructed detached 2 bedroom bungalow with off-street parking and gardens, situated in a pleasant residential location on the borders of Kingswood and Hanham. The property is nearly completed and now requires finishing works including the installation of the kitchen, flooring and external landscaping. This spacious bungalow benefits from a large open-plan kitchen/dining/living room and a modern fully-tiled bathroom and was previously marketed at £350,000.



LOT 29 - Bungalow Rear Of, 92-94 Forest Road (Counterpool Road),



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE BY AUCTION

This property is due to be auctioned on the 26th September 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

NEWLY CONSTRUCTED DETACHED BUNGALOW REQUIRING FINISHING WORKS

DESCRIPTION

A sizeable detached bungalow that has recently been constructed and now requires finishing works including the installation of the kitchen, flooring and external landscaping works. The property will benefit from off-street parking for 2 vehicles and wrap around gardens. A fantastic opportunity for builders, developers and private buyers to complete this superb detached dwelling.

LOCATION

The property is situated to the rear of 92-94 Forest Road fronting Counterpool Road on the borders of Kingswood and Hanham. Easy access is provided to a wide range of local amenities on Kingswood and Hanham high streets.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

GROUND FLOOR

Comprising a large open-plan kitchen/dining/living room with two sets of double doors onto the garden, 2 bedrooms and a modern fitted bathroom.

OUTSIDE

Externally, the property benefits from wrap around gardens and space at the front to create 2 off-street parking spaces.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

SOLICITOR

Mr A White, Star Legal

Tel: 01275 877277

Email: ash.white@star-legal.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

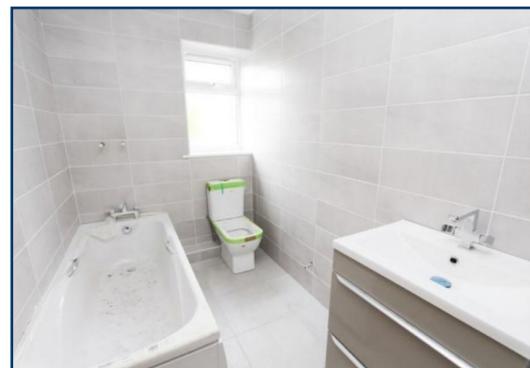
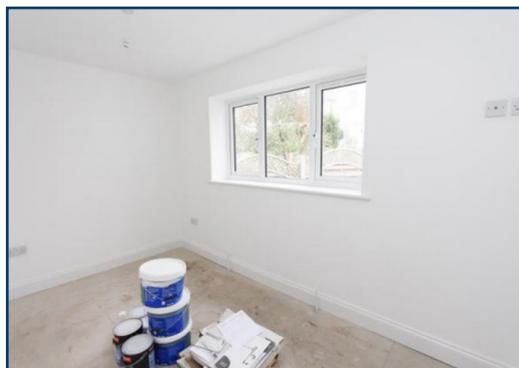
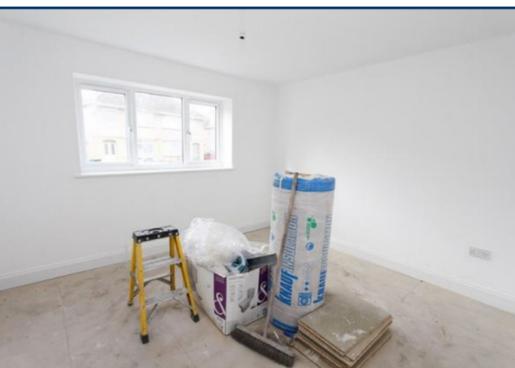
*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY BIDDING



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & Lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

