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22 Richmond Hill, Clifton, Bristol BS8 1BA

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LOT 999 - 30a Gerrard Close, Filwood Park, Bristol, BS4 1UH

For auction Guide Price £170,000 +

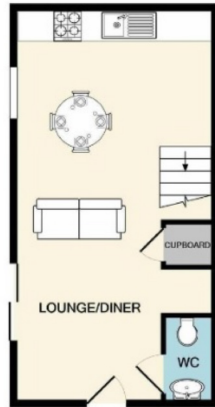
Immaculate and very spacious newly built house situated in a quiet cul de sac position.

This impressive property offers a large open plan fully fitted kitchen/living room, 2 double bedrooms, good size garden and an off street parking space.

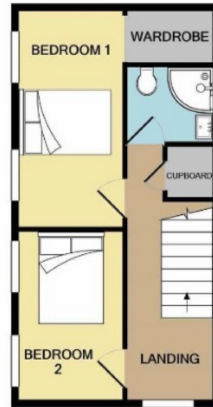
This is a perfect buy to let property or first time home.



LOT 999 - 30a Gerrard Close, Filwood Park, Bristol, BS4 1UH



GROUND FLOOR



1ST FLOOR

FOR SALE BY AUCTION

This property is due to feature in our online auction on 10th December 2020 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

10TH DECEMBER AUCTION - VERY IMPRESSIVE NEWLY BUILT 2 BEDROOM END TERRACED HOUSE

DESCRIPTION

Immaculately presented newly built house with large open plan kitchen/living space and 2 double bedrooms. The property also benefits from a good sized garden and off street parking space.

The house is tucked away at the end of this quiet residential cul de sac.

This is a perfect buy to let property as it is ready for immediate occupation. Alternatively it would make a lovely first home.

LOCATION

When approaching Gerrard Close continue towards the end of this road and take the last sweeping turning on your left into a cul de sac and the property can be found at the far end on the right hand side.

ACCOMMODATION

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

GROUND FLOOR

Comprising a large open plan fully fitted kitchen/lounge/diner and separate cloakroom with WC.

FIRST FLOOR

Comprising 2 double bedrooms and shower room.

OUTSIDE

The front of the property is an off street parking space. The good size rear garden is very private, mainly laid to lawn and enclosed with fencing.

ENERGY PERFORMANCE CERTIFICATE

Rating: B

SOLICITOR

Anna Zdunczyk, London Corporate Legal Solicitors

Telephone: 0208 045 6262

Email: anna@l-c-l.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.



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 endeavours 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.

