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22 Richmond Hill, Clifton, Bristol BS8 1BA



LOT 20 - 13 Connaught Road, Knowle West, Bristol, BS4 1JZ

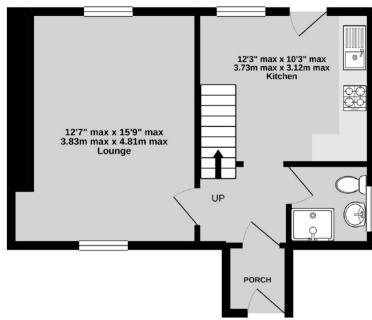
For auction Guide Price £155,000 +

A 3-bedroom semi-detached house requiring updating, situated in a quiet residential location in Knowle West. The property benefits from a driveway providing off-street parking and good-sized rear garden. The property presents an excellent opportunity to add value and would suit builders, investors and private buyers.

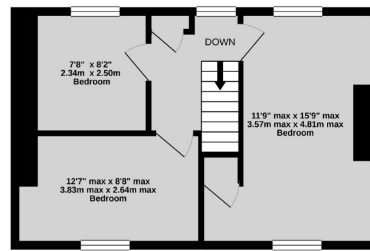


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GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA - 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 10/2021

FOR SALE BY AUCTION

This property is due to feature in our online auction on 9th December 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

3-BEDROOM HOUSE REQUIRING UPDATING IN KNOWLE WEST

DESCRIPTION

A 3-bedroom semi-detached house requiring updating works in Knowle West. The property is situated in a quiet residential location and benefits from 3 good sized bedrooms, a large lounge and a substantial garden to the rear. There is fantastic scope to add value to the property making this an ideal opportunity for investors, private buyers and builders.

LOCATION

The property is located on Connaught Road in Knowle West, within close proximity of local amenities and benefitting from the transport links available at the close-by Melvin Square.

ACCOMMODATION

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

GROUND FLOOR

Comprising a porch, entrance hall, shower room with WC, kitchen and lounge.

FIRST FLOOR

Comprising a large master bedroom and two further bedrooms.

OUTSIDE

Comprising a driveway to the front and a side access leading to the large rear garden.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

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

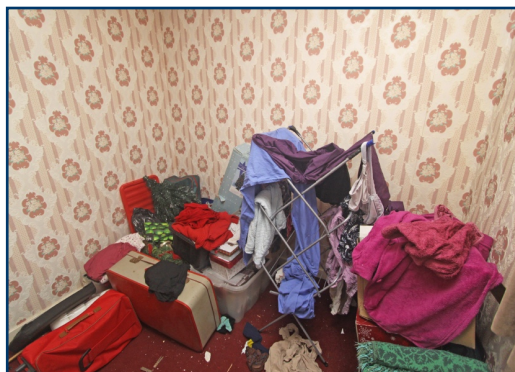
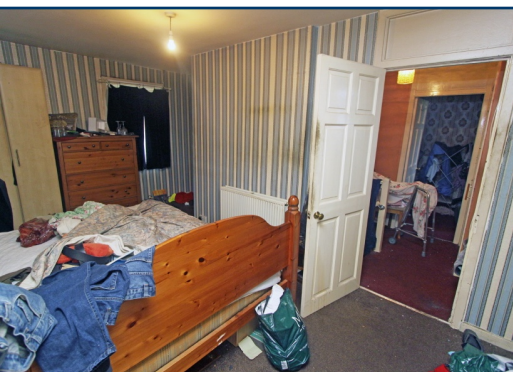
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a cheque/bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date 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.

