



## 115 Roundways, Coalpit Heath, Bristol

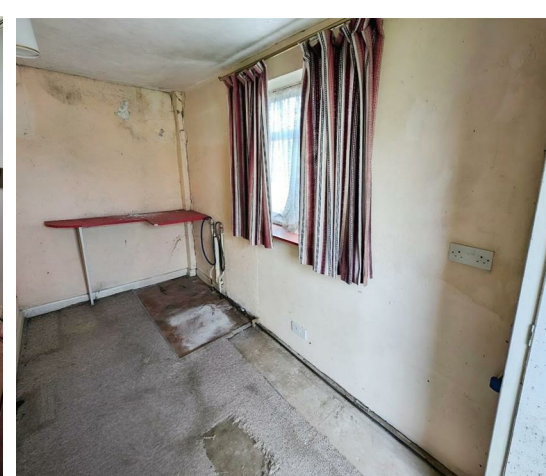
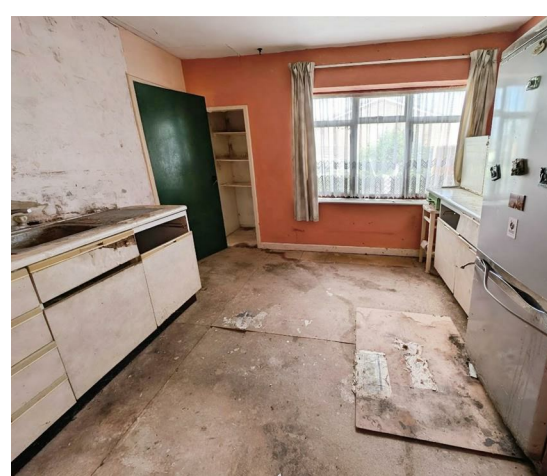
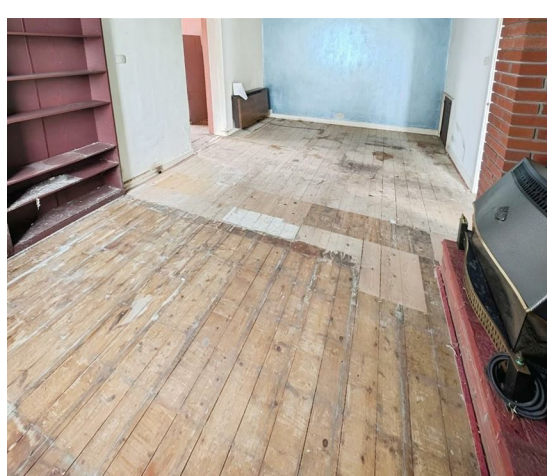
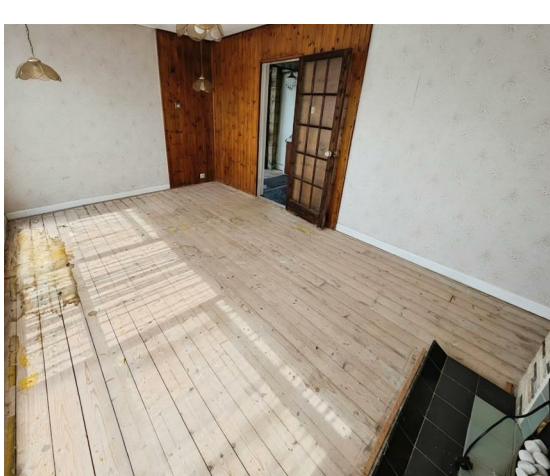
- In Need of Full Renovation & Underpinning
  - 2 Receptions
  - 3 Bedrooms
  - Corner Plot
  - No Upward Chain
- Extended Semi Detached
  - Kitchen & Utility
  - Shower Room
  - Garage & Parking
  - Over Looking Fields

**Guide Price £180,000**

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In need of full renovation this property is sure to create much interest. Situated in a sought after location overlooking fields the property has two reception rooms, 3 bedrooms, shower room and kitchen. Further benefits include corner plot, garage and parking.

#### Porch

Aluminium door and side panel, electric cupboard, further glazed door and matching side panel into

#### Hallway

Stairs to 1st floor with cupboard under, doors into

#### Lounge

16'7" max x 9'9"

Double glazed window to the front, feature fireplace.

#### Reception Two

16'7" x 9'11"

Double glazed aluminium window to the side, small under stair cupboard, opening into

#### Kitchen

10'5" x 9'

Double glazed aluminium window to the rear, space for electric cooker, open pantry cupboard, sink unit, door opening into

#### Utility Room

12'1" x 5'

Double glazed aluminium window to the side and double glazed aluminium door to the rear, plumbing for washing machine.

#### First Floor Landing

Access to loft space, doors into

#### Bedroom One

16'8" x 9'3"

Double glazed window to the front overlooking open fields, built in wardrobes to one wall (housing old water tank).

#### Bedroom Two

9'11" x 9'3"

Double glazed aluminium window to the rear.

#### Bedroom Three

9'3" x 7'

Double glazed aluminium window to the rear.

#### Shower Room

6' x 5'11"

Double glazed aluminium window to the side, shower cubicle, coloured low level WC, and pedestal wash hand basin, storage cupboards with shelving, heated towel rail.

#### Outside

The front and side of the property is laid to lawn with pathway and flower border to front door, cherry tree and silver birch tree , and gated access to rear garden.

#### Garage

There is a single garage with crazy paved parking to the front and flowerbed borders to the side.

#### Agents Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.


The property is in need of unpinning existing foundations to external walls of the rear extension.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>32</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH

Tel: 01454 313575 Email:

yate@hunters.com <https://www.hunters.com>