



Ash Close,
Bristol,
BS37 5TP

£145,000



This first floor apartment is sure to create much interest. The property benefits lounge/diner with separate kitchen, one bedrooms and white bathroom. Further benefits include its own garden and allocated parking space.



Double glazed door into

Entrance

Stairs to 1st Floor.

Landing

Double glazed window to the side, access to loft space, airing cupboard housing hot water tank and shelving, doors into

L Shaped Lounge/Diner 14'8" - 9'8" x 14'1" - 6'5"

Double glazed window to the front, electric wall heater, opening into

Kitchen 7'11" x 7'4"

Double glazed window to the front, range of wall and base units with work surface over, stainless steel sink with mixer tap, spaces for washing machine and fridge/freezer, electric oven and hob, part tiled walls, tiled flooring.

Bedroom 10'3" x 9'5"

Double glazed window to the rear, electric wall heater.

Bathroom

Double glazed window to the rear, white suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, tiled flooring, extractor fan.

Outside

The rear garden is laid to lawn with open access to the rear.

Parking

There is one allocated parking space nearby the property.

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.



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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Tenure: Leasehold
Council Tax Band: A

- Modern Method of Auction
- 1st Floor Apartment
- Lounge/Diner
- Kitchen
- Bedroom
- White Bathroom
- Garden
- Allocated Parking Space
- No Chain
- In Need of Modernizing

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.