



## 84 Cottrell Road

Eastville, Bristol, BS5 6TN

Auction Guide £250,000



Nestled on the charming Cottrell Road in Bristol, this eye-catching 1930s semi-detached house presents an outstanding opportunity for those with a vision for modernisation and refurbishment. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for family living or could serve as an excellent buy-to-let investment. The house boasts a generous 70ft plus rear garden, which extends close to the River Frome, providing a serene outdoor space perfect for relaxation or entertaining. The property retains some character features from its era, adding to its appeal and potential. There is also a dilapidated garage/workshop, making it ideal for builders, speculators, and contractors looking to create a stunning family home or a lucrative rental property. Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment.



## GROUND FLOOR

Double entrance doors into...

## ENTRANCE VESTIBULE

Decorative tiled floor., Inner multi paned door into...

## HALL

Staircase to first floor with cupboard beneath, cupboard containing electric meters, radiator.

LOUNGE 14'6" x 13'8" (4.42m x 4.18m )

Maximum overall into bay window, radiator, tiled fireplace.

DINING ROOM 12'5" x 10'6" (3.79m x 3.22m )

Built in gas fire (not tested) Picture rail, radiator, French doors leading into...

CONSERVATORY/SUN LOUNGE 17'8" x 7'2" (5.41m x 2.19m )

Laminate wood grain effect floor, built in shelved cupboard, UPVC double glazed door onto rear garden with pleasant outlook.

KITCHEN 8'11" x 8'3" (2.74m x 2.52m )

Fitted with a range of viny fronted wall, floor and drawer storage cupboard with timber effect trim, space for gas cooker and electric upright fridge/freezer, single drainer stainless steel sink unit, splash back tiling, radiator, half glazed door onto conservatory/sun lounge. Appliances to include a gas cooker and washing machine.

## FIRST FLOOR LANDING

Window to side.

BEDROOM 1 13'0" x 11'6" (3.97m x 3.52m )

Radiator, picture rail, window to front.

BEDROOM 2 11'8" x 10'1" (3.58m x 3.08m )

Maximum overall to include a built in airing cupboard with a Hallstead wall mounted gas fired boiler for domestic hot water and central heating (not tested) Picture rail, radiator.

BEDROOM 3 8'4" x 8'3" (2.55m x 2.53m )

Window to front, radiator, access to roof space.

SHOWER ROOM 7'10" x 6'1", (2.39m x 1.87, )

Champagne coloured pedestal wash basin and low level WC, corner enclosure with a built in thermostatically controlled shower, radiator, frosted glazed window to rear, splashback tiling.

## EXTERIOR

Located within the rear garden boundary is a dilapidated GARAGE/WORKSHOP (5.83m X 2.40m)

## GARDEN

The significant rear garden which offers outstanding potential extends approximately 80ft in length towards the Frome river bank providing an initial area of level lawn onto a extensive area designated for the growing of fruit and vegetables alongside an aluminium framed greenhouse.

## Anti Money Laundering

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## AUCTIONEER COMMENTS

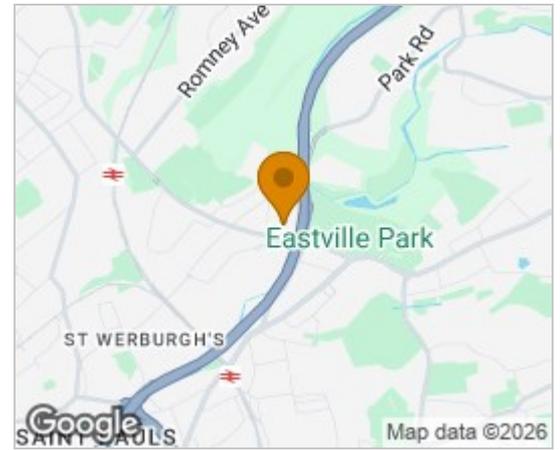
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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.

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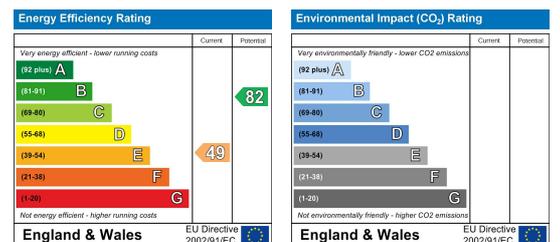
## Area Map



## Floor Plans



## Energy Efficiency Graph



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