

Hamptons

INTERNATIONAL



Holmes Grove, Bristol, BS9

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GUIDE PRICE

£700,000

(£695,000)

Property details



Key features

- **Modern semidetached house**
- **Popular Henleaze location**
- **Driveway parking & garage**
- **Private rear garden**
- **Convenient for local schools**
- **Wellpresented accommodation**
- **For Sale by Modern Auction - T & C'**
- **Subject to Reserve Price**
- **Buyers fees apply**

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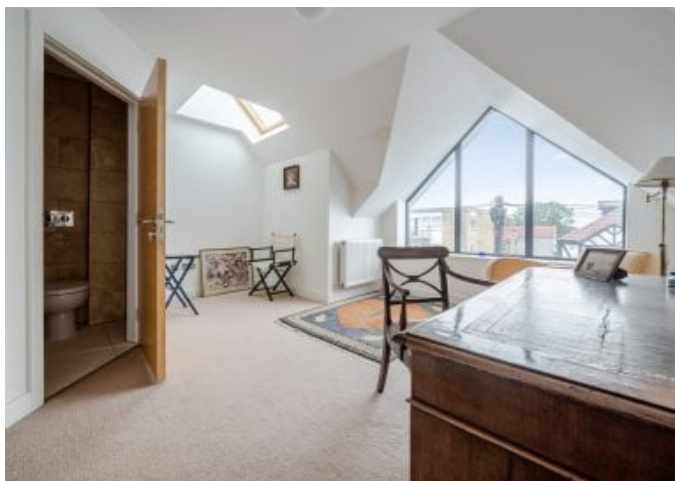
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£700,000
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Description

A modern semi-detached house in highly popular Henleaze, offering well-planned accommodation, driveway parking, garage and garden, conveniently located for local shops and excellent schools. Built in 2015, this modern semi-detached house is ideally positioned within the highly regarded Henleaze area, offering well-balanced and practical accommodation arranged over three floors. The ground floor provides a welcoming entrance hall, guest cloakroom and a spacious fitted kitchen that opens out onto the rear garden via bi-fold doors, offering space for dining, creating an ideal layout for everyday living and entertaining. The accommodation extends to approximately 1,482 sq ft, complemented by an integral garage providing additional storage or parking. On the first floor there is a wonderful sitting room that is flooded with light from the large picture window, and boasts a fireplace with wood burning stove. Furthermore on this floor is a double bedroom with en-suite shower room. On the second floor two well-proportioned bedrooms, both with en-suite bathrooms, offer good natural light and flexibility for family use, guests or home working. Excellent build in storage in the hallways modern fittings and high quality double glazing complete the property. Outside The property is approached via a private driveway providing off-street parking and access to the garage. To the rear is a quiet and secluded enclosed garden offering a combination of a paved patio and ornamental trees and shrubs, creating a low-maintenance and pleasant outdoor space ideal for dining, entertaining or relaxation. Situation Holmes Grove is situated in the heart of Henleaze, one of north Bristol's most desirable residential areas. The location is particularly favoured for its strong community atmosphere, village-style high street and excellent schooling. Henleaze Infant and Junior Schools, as well as nearby secondary options, are easily accessible. Henleaze High Street offers independent shops, cafés and everyday amenities, while Whiteladies Road and the city centre are all within easy reach. Property Ref Number: HAM-65129

Additional Information 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 buyer 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 4.50% of the purchase price including VAT, subject to a minimum of £9,600.00 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.



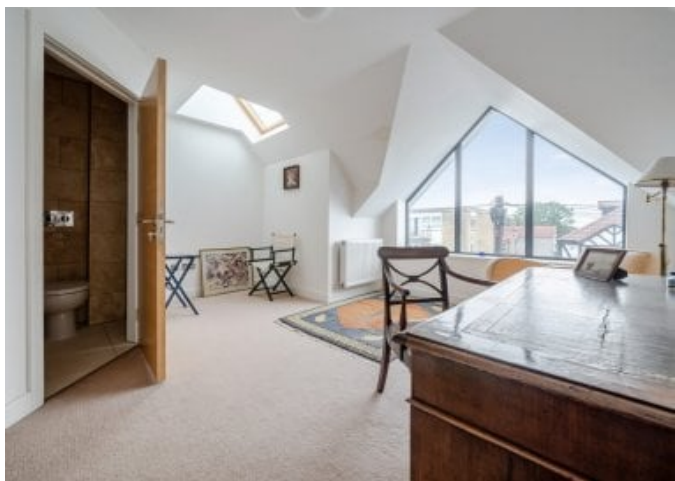






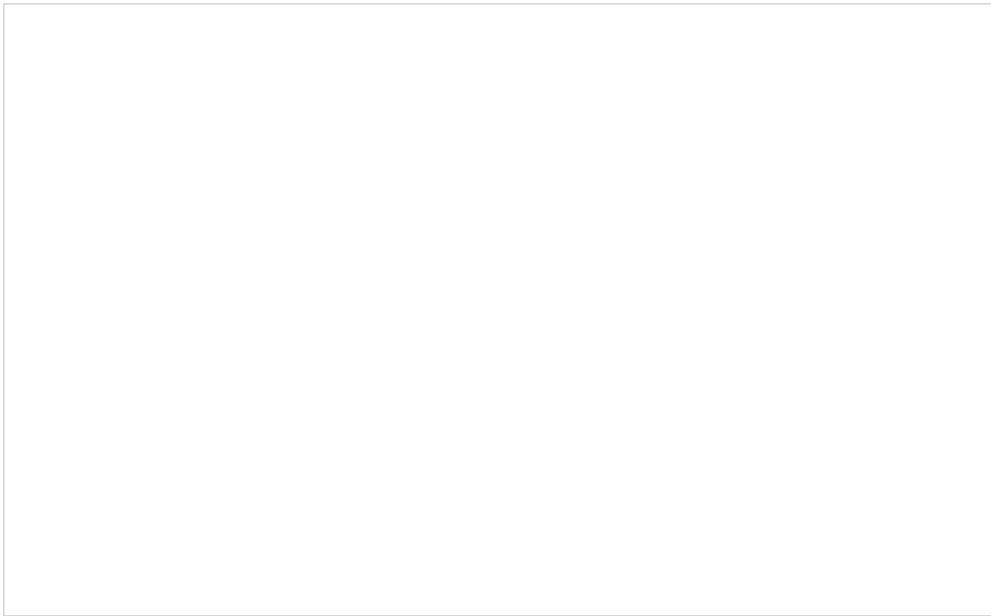




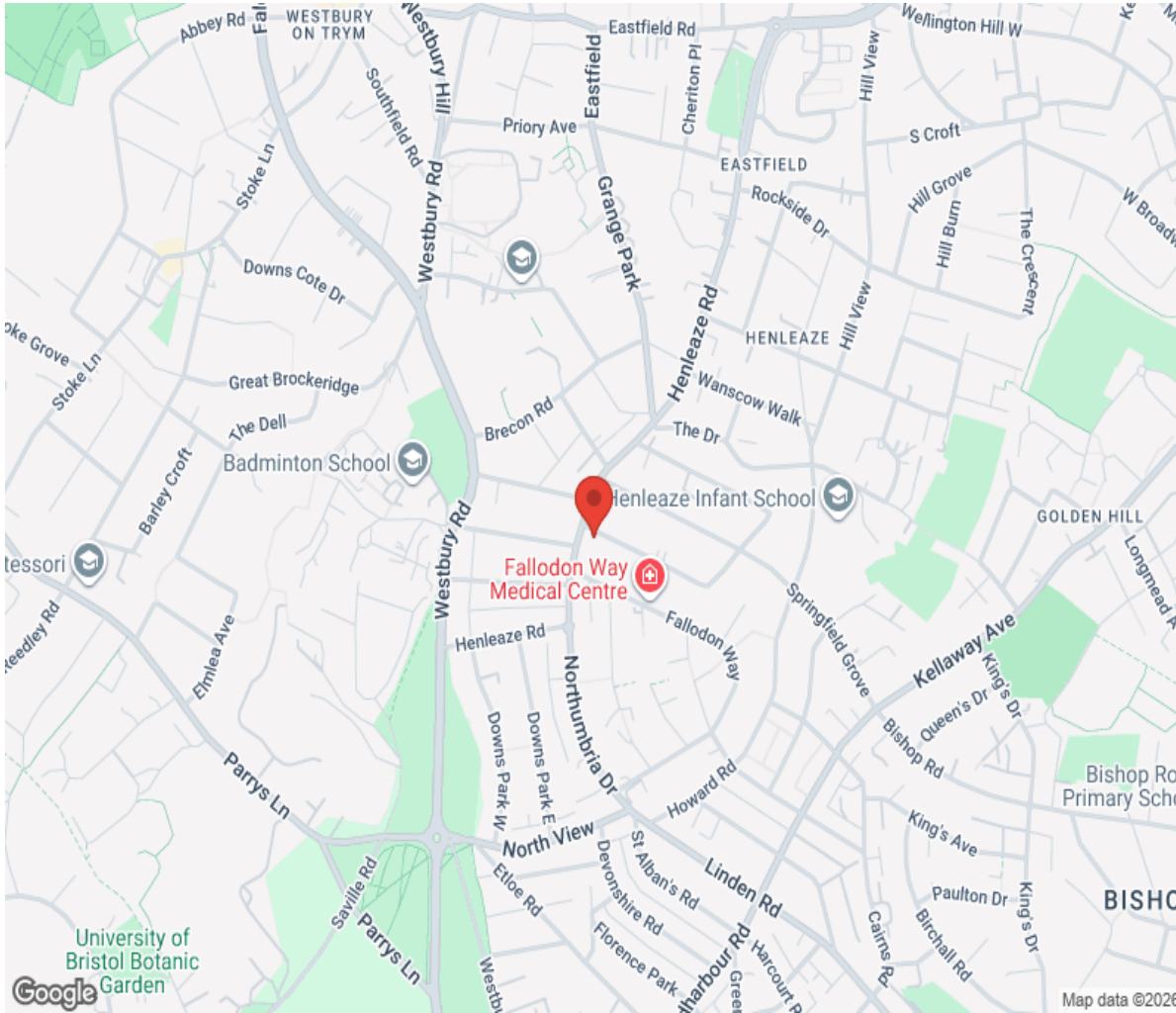




Floor plan



Location



Hamptons

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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com