



Broombriggs Road, Bradgate Heights

£375,000

MODERN METHOD AUCTION. A DETACHED family home located in BRADGATE HEIGHTS providing FOUR BEDROOMS including principal with en-suite and a MODERN STYLE open plan fitted dining kitchen.



0116 274 5544





Entrance Hall

With wood effect laminate floor, stairs to first floor, radiator.

Lounge

15' 10" x 10' 10" (4.83m x 3.30m)

With bay window to the front elevation, wood effect floor, chimney breast with living flame gas fire, surround and hearth, TV point, radiator, double doors leading to:

Open Plan Fitted Dining Kitchen

20' 8" x 12' 5" (6.30m x 3.78m)

Measurement narrowing to 10'. With window to the rear elevation, French doors leading to rear garden, wood effect floor, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, inset five ring gas hob and oven with extractor hood over, integrated dishwasher, space for tall fridge freezer, radiator.

Utility Room

9' 4" x 5' 2" (2.84m x 1.57m)

With door to the rear elevation, wood effect laminate floor, a range of wall and base units with work surfaces over, plumbing for washing machine, door to integral garage, radiator.

Ground Floor WC

With wood effect laminate floor, low-level WC, wash hand basin with storage below, radiator.

First Floor Landing

With access to the following rooms:



Bedroom One

13' 10" x 11' 10" (4.22m x 3.61m)

With windows to the front and rear elevations, a range of built-in wardrobes with overhead storage cupboards, TV point, radiator, door leading to:

En-Suite

8' 2" x 5' 7" (2.49m x 1.70m)

With window to the side elevation, shower cubicle, low-level WC, wash hand basin with storage below, tiled walls, shaver point, chrome radiator/towel rail.

Bedroom Two

14' 0" x 8' 8" (4.27m x 2.64m)

With window to the front elevation, built-in wardrobes, TV point, radiator.

Bedroom Three

10' 5" x 8' 4" (3.18m x 2.54m)

With window to the rear elevation, built-in wardrobes, radiator.

Bedroom Four

8' 6" x 8' 4" (2.59m x 2.54m)

With window to the rear elevation, built-in wardrobes, radiator.

Bathroom

6' 10" x 6' 8" (2.08m x 2.03m)

With a window to the rear elevation, bath with mixer shower tap, separate shower cubicle, low-level WC, wash hand basin with storage below, tiled walls.









Front Garden

Small frontage.

Garden

With paved patio seating area, lawn, fencing to perimeter.

Driveway

Providing off road parking.

Garage

With up and over door to the front elevation.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

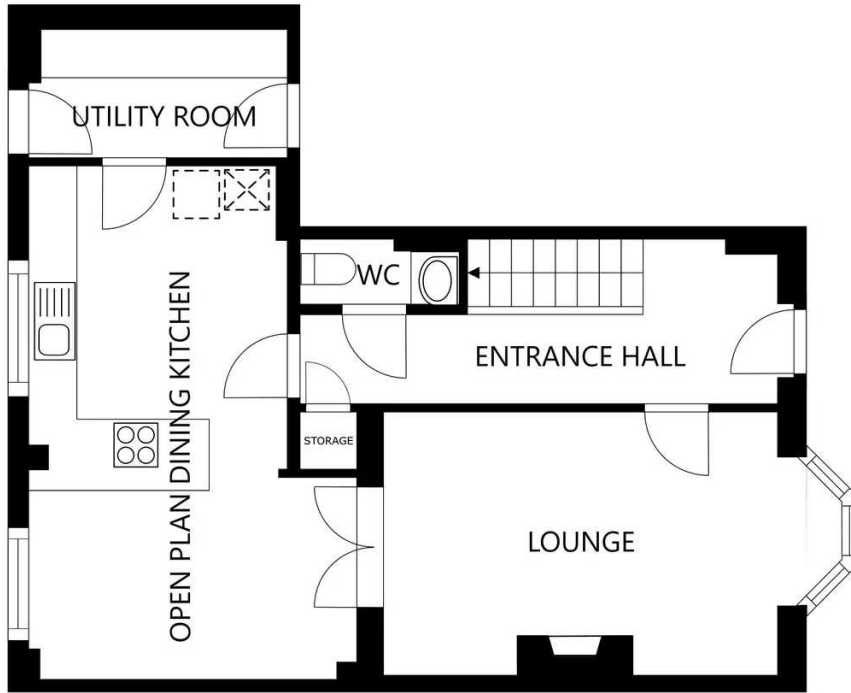
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR 649 sq.ft. FLOOR 1 791 sq.ft.
 TOTAL : 1,440 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 649 sq.ft. FLOOR 1 791 sq.ft.
 TOTAL : 1,440 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for access to inner and outer ring roads along with the A50 and park and ride facility along Groby road. Further amenities are within reach including schooling, shops and play park areas.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

We'll keep you moving...



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