

Grange Drive, Glen Parva Leicester LE2 9PH

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Grange Drive, Glen Parva Leicester

Terraced house in the sought after area of Glen Parva close to Blaby village, this great property will be ideal for a first time buyer or investor.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Having a radiator and stairs to first floor landing.

Lounge

11' x 13' 1" (3.35m x 3.99m)

Featuring a fireplace with fire, radiator, wood effect flooring and double glazed window.

Kitchen Diner

8' 1" x 14' (2.46m x 4.27m)

Fitted with a range of wall and base units, tiled splashbacks, single drainer sink, radiator, tiled flooring, walk-in storage cupboard, double glazed window and double glazed French doors.

First Floor Landing

Having access to the loft.

Bedroom One

10' x 11' (3.05m x 3.35m)

There is a walk-in storage cupboard housing the combi boiler, TV point, radiator and double glazed window.

Bedroom Two

8' x 9' (2.44m x 2.74m)

There is a radiator and double glazed window.

Bathroom

6' 1" x 7' (1.85m x 2.13m)

Fitted with a corner bath with shower over, pedestal wash hand basin, WC, radiator, tiled walls and double glazed frosted window.

Outside Front

The front of the property is gated & walled.

Rear Garden

The enclosed rear garden has a patio leading to a lawn.



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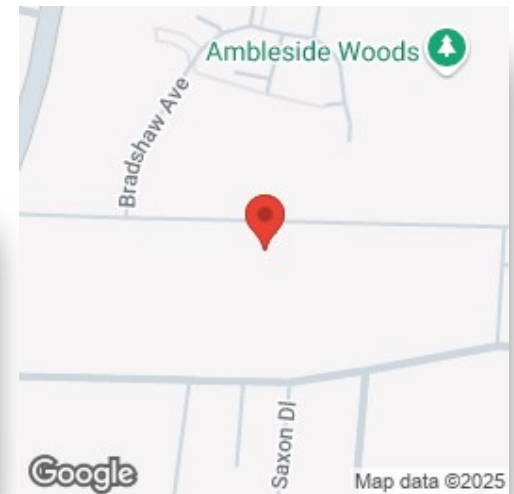
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Entrance Hallway
- Lounge

Tenure: Freehold EPC Rating: D

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAD108104 - 0004

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