



**The Bridle, Glen Parva Leicester LE2 9HR**

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## **The Bridle, Glen Parva Leicester**

This property can be adapted for a number of uses. Three bedroom house with a two bedroom annexe or a five bedroom detached family home. You decide?

### **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 Porch**

Having tiled flooring.

### **Hall**

There is a radiator, wood effect flooring and stairs to first floor landing.

### **Lounge**

13' x 14' 1" ( 3.96m x 4.29m )

Featuring a cast iron wood burner, TV point, storage cupboard, radiator and double glazed window.

### **Kitchen Diner**

10' 11" x 14' 1" ( 3.33m x 4.29m )

Fitted with a range of wall and base units with roll edge work surfaces, one and a half bowl sink, oven, four ring hob, extractor, integrated dishwasher, integrated microwave, recessed spotlights and double glazed door.

### **Conservatory**

9' x 18' 1" ( 2.74m x 5.51m )

There is tiled flooring, plumbing for washing machine and dishwasher, wall lighting, TV point, double glazed windows and doors.

### **WC**

Fitted with a wash hand basin, WC and radiator.







## First Floor Landing

### Bedroom One

10' x 13' 1" ( 3.05m x 3.99m )

There is a radiator and double glazed window.

### Bedroom Two

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

Having a storage cupboard, radiator and double glazed window.

### Bedroom Three

7' x 10' 1" ( 2.13m x 3.07m )

There is a storage cupboard, radiator, wood effect flooring and double glazed window.

### Bathroom

Fitted with a jacuzzi bath, wash hand basin with storage below, WC, storage cupboard, tiled walls, tiled flooring, heated towel rail and double glazed frosted window.

## Annexe

### Open Plan Lounge Kitchen

10' 1" x 25' 1" ( 3.07m x 7.65m )

The lounge area has wood effect flooring with part underfloor heating, storage cupboard and TV point. The kitchen is fitted with a range of wall and base units with roll edge work surfaces, single drainer sin, double glazed window to the front and double glazed bi-fold doors to rear.

### WC

Fitted with a wash hand basin, WC and extractor.

## Landing

### Bedroom One

7' 1" x 14' ( 2.16m x 4.27m )

There is a radiator and double glazed window.

### Bedroom Two

8' 1" x 13' 11" ( 2.46m x 4.24m )

Having a radiator, TV point and double glazed window.

### Jack N Jill Bathroom

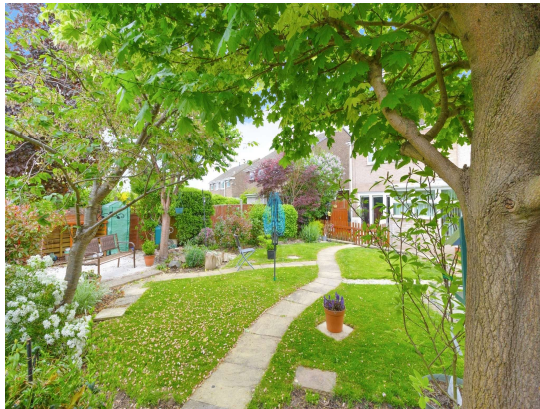
Fitted with a shower cubicle, WC, heated towel rail, tiled walls and tiled flooring.

### Outside Front

There is a driveway providing parking for several vehicles.

### Rear Garden

There is a well maintained rear garden, which is mainly laid to lawn with plant and shrub borders.



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## **The Bridle, Glen Parva Leicester**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Entrance Porch & Entrance Hallway with WC
- Three Bedrooms with Bathroom

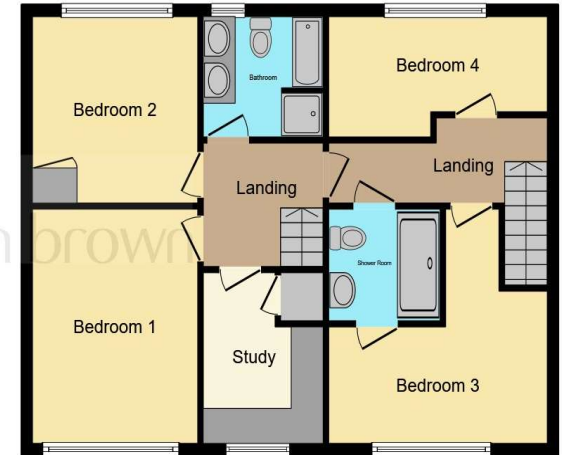
Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£300,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
OAD108243 - 0006

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