



Broad Lane
Brinsley Nottingham



Broad Lane Brinsley Nottingham NG16 5BE

for sale guide price
£135,000



Property Description

*** CASH BUYERS ONLY *** A three bedroom semi-detached house with HUGE potential situated in the popular residential location of Brinsley. Broad Lane is ideally located just a short distance from Eastwood town centre with a wide range of local amenities including shops, schools, bus routes and major road links. The property is set back from the road with a driveway providing off road parking. In brief the internal accommodation comprises of an entrance hallway, bay fronted lounge, dining room leading to the lean to and kitchen to the rear. The three bedrooms are well proportioned along with a family bathroom. The rear garden is a very good size with good scope. Viewing comes highly recommended on the property offered with no upward chain.

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 £300 inc VAT towards the preparation cost of the pack.

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 Hallway

With door from the front elevation, stairs to first floor and access to;

Lounge

11' 5" x 10' 11" (3.48m x 3.33m)
UPVC double glazed bay window to the front elevation, carpet flooring and radiator.

Dining Room

11' 9" x 10' 6" (3.58m x 3.20m)
Open to the rear lean to, carpet and radiator.

Lean To

Sliding door to the rear.

Kitchen

.7' 6" x 7' 1" (2.29m x 2.16m)
Fitted with wall and base units incorporating a stainless steel sink and drainer, UPVC double glazed window to the side elevation and door to the rear elevation.

Landing

Carpet flooring and access to;

Bedroom One

11' 7" x 10' 4" (3.53m x 3.15m)
UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Two

11' x 10' 6" (3.35m x 3.20m)
UPVC double glazed window to the front elevation, carpet flooring and radiator.

Bedroom Three

6' 7" x 6' (2.01m x 1.83m)
UPVC double glazed window to the front elevation, carpet flooring and radiator.

Family Bathroom

Fitted with a W.C, bath with shower over, wash hand basin and UPVC double glazed window to the rear elevation.

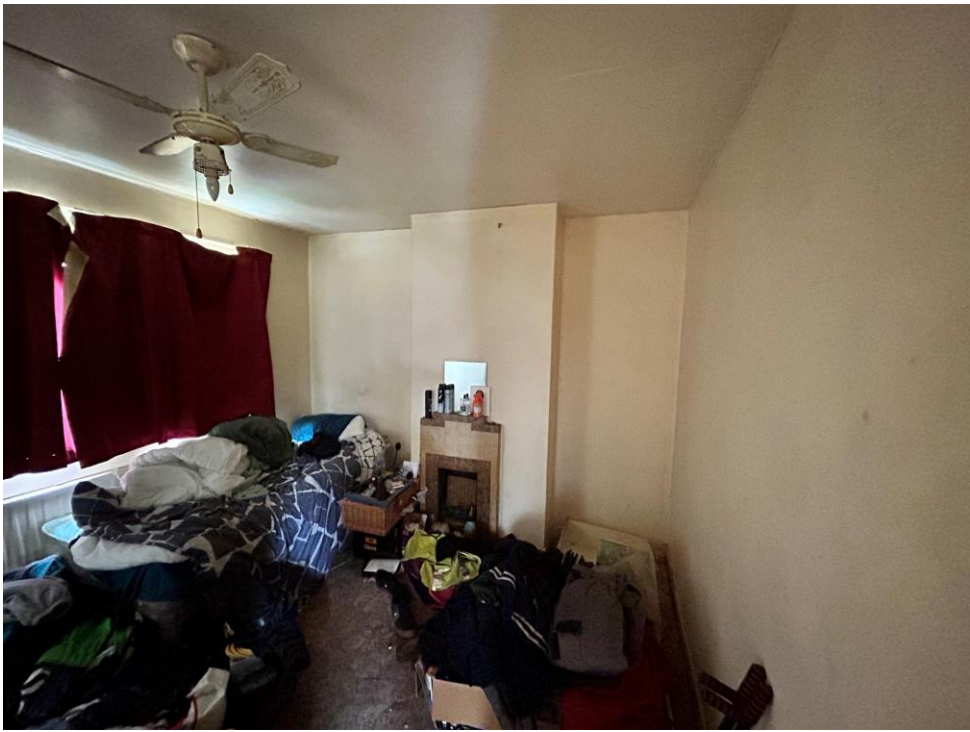
Front

The property is set back from the road with a driveway offering off road parking and access to the side to the rear garden.

Rear

The rear garden is a good size in need of work with great potential.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD205962



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: EWD205962 - 0003