



# £220,000

STARTING BID

BRIDLE ROAD

BURTON JOYCE

- SEMI-DETACHED
- VILLAGE LOCATION
- GOOD SIZE GARDEN TO FRONT AND BACK
- GARAGE
- FANTASTIC OPPORTUNITY
- EPC D



## Charming 3-Bedroom Semi-Detached Home in a Sought-After Village – A Fantastic Opportunity!

NESTLED IN THE HEART OF A POPULAR VILLAGE, THIS WELL-LOVED THREE-BEDROOM SEMI-DETACHED HOME OFFERS AN EXCELLENT OPPORTUNITY FOR BUYERS LOOKING TO MODERNIZE AND ADD THEIR OWN PERSONAL TOUCH.

FULL OF POTENTIAL, THIS PROPERTY IS PERFECT FOR FAMILIES, FIRST-TIME BUYERS, OR INVESTORS SEEKING A PROJECT IN A DESIRABLE LOCATION.

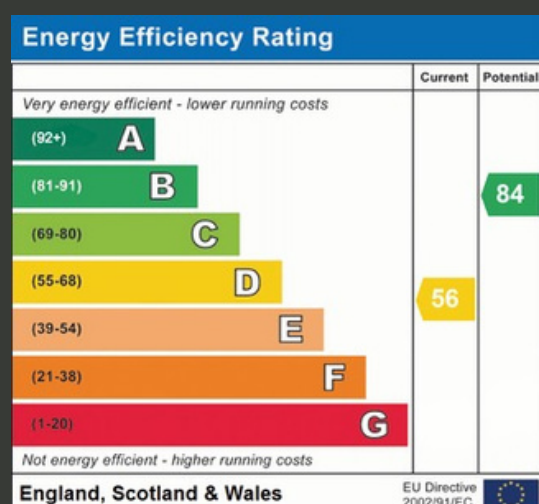
THE GROUND FLOOR OFFERS GREAT POTENTIAL FOR ENHANCEMENT AND INCLUDES A SPACIOUS LIVING ROOM, A KITCHEN-DINER, AND A B SUNROOM. ADDITIONALLY, IT FEATURES CONVENIENT STORAGE ROOMS AND A WC. UPSTAIRS, THERE ARE THREE GENEROUSLY SIZED BEDROOMS AND A WELL-APPOINTED FAMILY BATHROOM, PROVIDING AMPLE SPACE FOR COMFORTABLE LIVING.

OUTSIDE, THE PROPERTY BOASTS GENEROUS GARDENS BOTH FRONT AND BACK, IDEAL FOR OUTDOOR ENTERTAINING OR FUTURE EXTENSIONS (SUBJECT TO PLANNING PERMISSION).

A DRIVEWAY PROVIDES OFF-ROAD PARKING, AND THE HOME BENEFITS FROM A QUIET, FRIENDLY NEIGHBORHOOD WITH EXCELLENT LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS, AND TRANSPORT LINKS.

WITH A LITTLE UPDATING, THIS PROPERTY HAS THE POTENTIAL TO BECOME A STUNNING FAMILY HOME. DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY—VIEWING IS HIGHLY RECOMMENDED!

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 80 SQ METERS



THIS PROPERTY IS FOR SALE BY POWERED BY IAM-SOLD LTD"

AUCTIONEERS 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 £6,600.00 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.

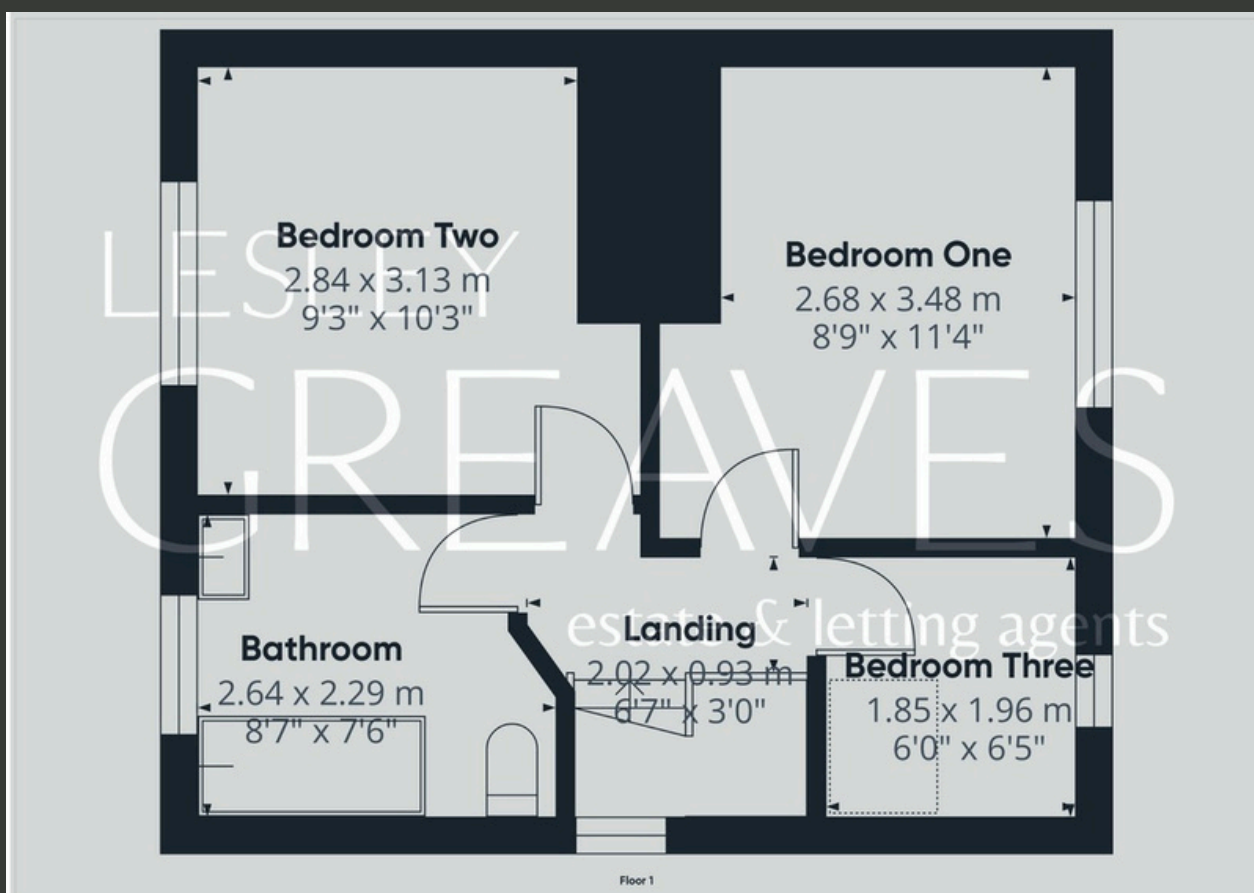
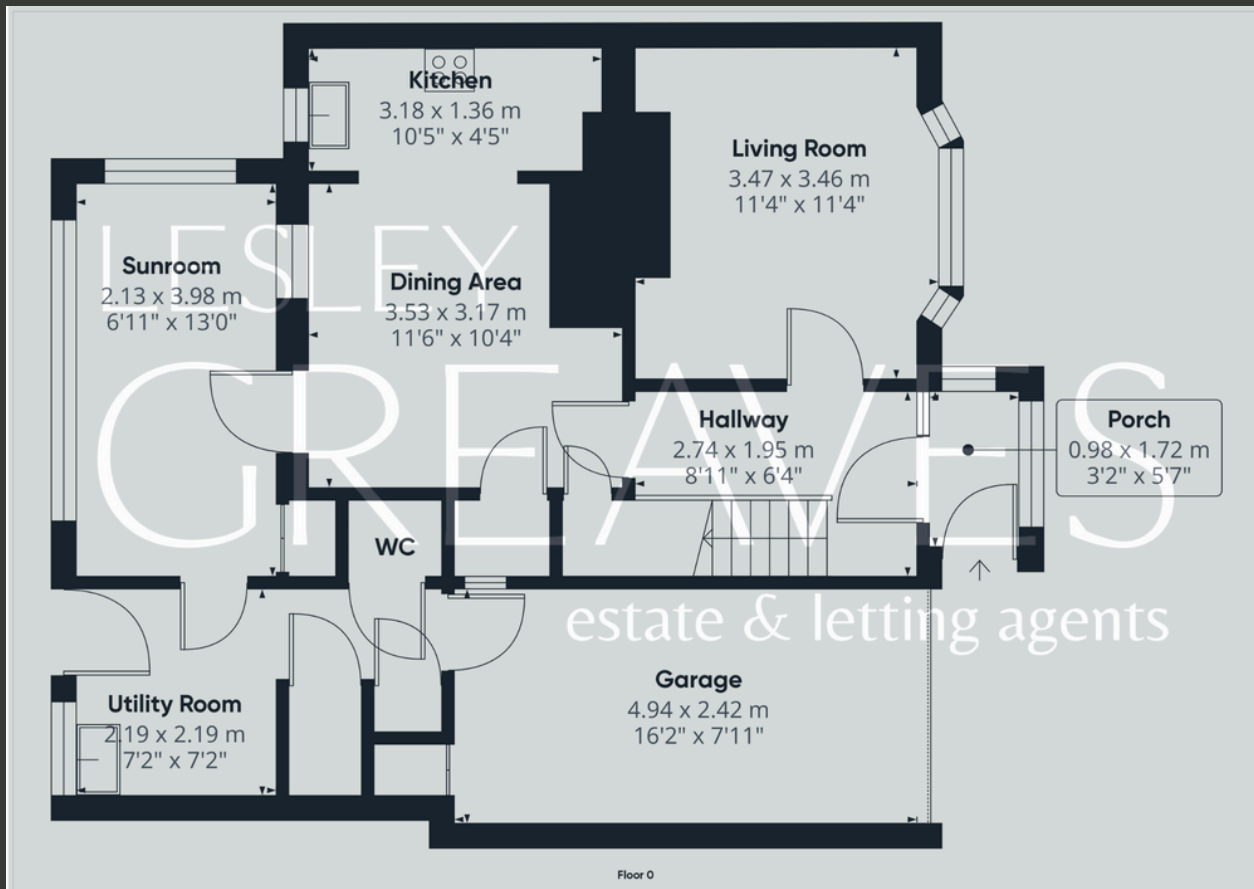
THE PROPERTY HAS A BUYER INFORMATION PACK CONTAINING DOCUMENTS ABOUT THE PROPERTY. THE DOCUMENTS MAY NOT TELL YOU EVERYTHING YOU NEED TO KNOW, SO YOU MUST COMPLETE YOUR OWN DUE DILIGENCE BEFORE BIDDING. A SAMPLE OF THE RESERVATION AGREEMENT AND TERMS AND CONDITIONS ARE CONTAINED WITHIN THIS PACK.

THE BUYER WILL ALSO MAKE PAYMENT OF £445 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. TO VIEW OR MAKE A BID CONTACT LESLEY GREAVES ESTATE AGENTS IN GEDLING, CONTACT NO 0115 9877337 OR VISIT [WWW.LESLEYGREAVES.CO.UK](http://WWW.LESLEYGREAVES.CO.UK)







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