



School View, Bottesford, Nottingham NG13 0EW

welcome to

School View, Bottesford, Nottingham

LEASEHOLD PROPERTY 50% SHARED OWNERSHIP FOR £115,000

Lovely semi-detached bungalow in a popular village location. Well presented throughout and comprising of lounge, kitchen, conservatory, two bedrooms and bathroom. Beautiful outdoor space including driveway and carport.



Entrance Porch

Entering the property through a part-glazed door into the entrance porch with tiling to the floor, radiator and door into the entrance hall.

Entrance Hall

With airing cupboard and storage, carpet, radiator and doors leading into the lounge, bedrooms and bathroom, hatch access to the loft which houses the boiler and is fully boarded.

Lounge

13' 7" x 15' 7" (4.14m x 4.75m)

Having a feature fireplace with wood surround, inset gas hire and marble effect hearth, carpet, radiator, patio doors leading into the conservatory, and double doors leading into the kitchen.

Kitchen

8' 7" x 7' 3" (2.62m x 2.21m)

With a window to the rear aspect, and having a range of white units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Freestanding gas oven, hob with extractor hood above, space for a washing machine and fridge freezer, tile effect vinyl flooring, coving to the ceiling.

Conservatory

12' 10" x 8' 4" (3.91m x 2.54m)

Beautiful conservatory with a dwarf brick wall, glazed units, white solid roof, tiles to the floor, radiator, and door leading to the rear garden.

Bedroom One

14' 2" x 10' 5" (4.32m x 3.17m)

With a window to the front aspect, fitted wardrobes, carpet, coving to the ceiling and radiator.

Bedroom Two

9' 6" x 9' 4" (2.90m x 2.84m)

With a window to the front aspect, carpet, coving to the ceiling and radiator.

Shower Room

7' 3" x 6' 1" (2.21m x 1.85m)

Comprising of a double shower unit, pedestal wash hand basin, low level WC, carpet, radiator, and fully tiled walls.

General Description Outside

Approaching the property with an open frontage, shrub borders, driveway with carport, outside lighting, and gated access through to the rear. This beautiful well kept rear garden is perfect for entertaining, featuring a paved patio, wood pergola for undercover dining, lawn, borders and area with mature shrubs and plants. Gravelled area for pots or planters, greenhouse and shed. Enclosed by brick wall and fencing.

Agents Note:

Please note this property is being sold on a shared ownership basis - 50% for £115,000.

Leasehold Total rental charges- including Service Charges - £368.84 PCM



view this property online williamhbrown.co.uk/Property/GST113173



welcome to

School View, Bottesford Nottingham

- SHARED OWNERSHIP 50% - £115,000
- Well Presented Throughout
- Conservatory
- Two Bedrooms
- Driveway & Carport

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 99 years from 13 May 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113173



Property Ref:
GST113173 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk