



- 25% Shared Ownership
- End Terraced House
- 2 Generous Bedrooms
- First Floor Bathroom & Downstairs WC

- Open Plan Living
- Enclosed Rear Garden
- EV Car Charging Point
- Must Apply To Platform Housing Group

Crowder Close, Bardney, LN3 5SL  
£42,000 25% Shared Ownership







25% SHARED OWNERSHIP. Starkey&Brown is delighted to represent this 2 double bedroom end terraced house offered on a shared ownership scheme through Platform Housing Group. The internal accommodation comprises of kitchen with access to a downstairs WC, leading into a lounge diner measuring 15'10" x 10'11" with patio doors leading onto the rear garden. Rising to the first floor are 2 bedrooms both featuring built-in wardrobes and benefitting from the use of a 3 piece bathroom suite. Externally there is an enclosed garden with patio seating area, being mostly laid to lawn and having a large side access leading to the front of the property. The front of the property provides parking option and access to an EV car charging point. There is 84 years remaining on the lease with a monthly rental payment of £328.72 pcm. Any buyers will be require to complete a Platform Housing Group application and an affordability assessment by Metro Finance. During the first 6 weeks the property must have a connection to Bardney. A sale is possible up to 80% with staircase subject to a RICS valuation survey. Council tax band: A. Leasehold.





## Kitchen

Having a range of eye and base level units with metro style finish and a selection of integrated appliances, uPVC double glazed window to front aspect and front door entrance to front aspect. Access to:

## Downstairs WC

Having hand wash basin unit, low level WC and radiator.

## Lounge Diner

15' 10" x 10' 11" (4.82m x 3.32m)

Having uPVC double glazed patio doors leading to rear garden, 2 radiators and stairs rising to first floor.

## First Floor Landing

### Bedroom 1

10' 11" x 10' 6" (3.32m x 3.20m)

Having built-in wardrobe, uPVC double glazed window to rear aspect and radiator.

### Bedroom 2

10' 11" x 6' 9" (3.32m x 2.06m)

Having uPVC double glazed window to front aspect, built-in wardrobe and radiator.

## Bathroom

Having panelled bath, low level WC, hand wash basin unit, tiled surround and uPVC double glazed obscure window to side aspect, extractor unit and chrome heated hand towel rail.

## Outside Rear

Having enclosed garden with fenced perimeters being mostly laid to lawn with patio seating area. Large side access leading onto front entrance ideal for storage.

## Outside Front

Having EV car charging point to remain with the sale.

## Agents Note

Starkey&Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.

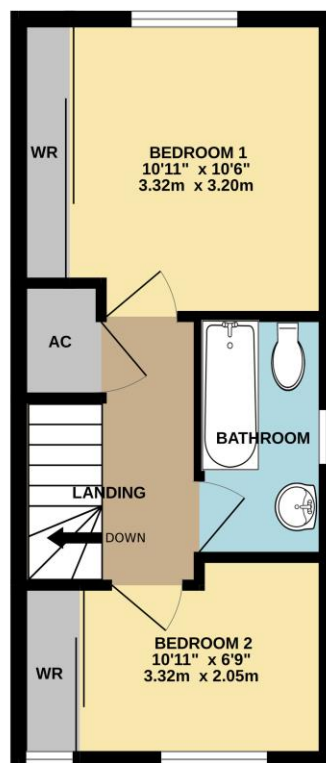
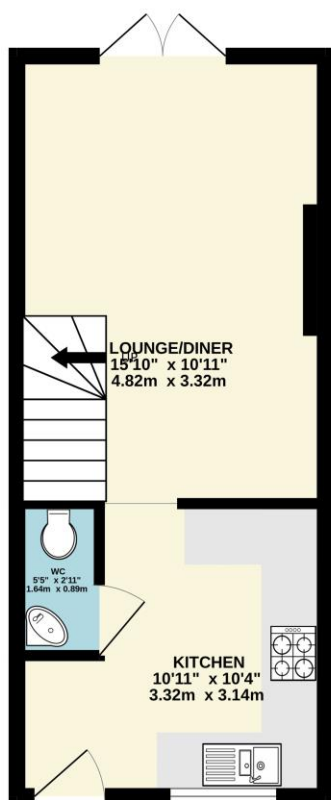




GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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