



Victory Close  
Eastwood Nottingham





# Victory Close Eastwood Nottingham NG16 3TY

for sale offers over  
**£75,000**



## Property Description

Are you looking to get your foot on the property ladder? Then look no further!! Burchell Edwards are delighted to offer to the market a 2 bedroom SHARED OWNERSHIP property.

Shared ownership provides an affordable way for you to become a home owner, by buying a share in a new home and paying a subsidised rent on the remaining share. You will then have opportunity to purchase further shares in your home in the future up to 100%, which we call "staircasing", as further shares are purchased the rent reduces accordingly.

Victory Close is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes, major road links and Eastwood town centre. In brief the mid terrace property comprises of an entrance hallway, fitted kitchen, ground floor W.C and an open plan lounge diner to the rear. To the first floor are two bedrooms and family bathroom. Outside the property is a secure rear garden with a driveway for one car. The property will be fully double glazed, gas centrally heated and provided with approximately 8 year builders warranty remaining.

## Entrance Hall

Composite front door, radiator, laminate flooring, stairs to first floor and door to;

## Kitchen

12' 7" max x 9' 7" max ( 3.84m max x 2.92m max ) Fully fitted kitchen incorporating a stainless steel one and half sink and drainer with mixer tap, electric oven with four ring gas hob with cooker hood extractor fan over, plumbing for washing machine, space for fridge/freezer, laminate flooring, radiator and UPVC double glazed window to the front elevation and access to the;

## Lounge/ Diner

18' 10" plus door recess x 12' 10" into recess ( 5.74m plus door recess x 3.91m into recess ) Door to rear elevation with floor length window to the side, carpet flooring and radiator.

## Downstairs W.C

Fitted with a W.C, wash hand basin, extractor fan, vinyl flooring and radiator.

## Landing

Carpet flooring, loft access and access to;

## Bedroom One

.12' 10" max x 11' 11" max ( 3.91m max x 3.63m max )

UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Bedroom Two

12' 11" max x 10' 1" max ( 3.94m max x 3.07m max )

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

## Bathroom

Fitted with a white three piece suite; W.C, pedestal wash hand basin, extractor fan, centrally heated chrome towel rail, partly tiled splashbacks and vinyl flooring.

## Parking And Gardens

The property is located just off Walker Street set away from the road, there is off road parking to the front for one car and access to the rear garden with its own private entry behind next door.

The rear garden is fully enclosed with a fenced boundary and is mainly laid to lawn with a patio area.















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)

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood  
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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Feb 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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