



Spindlewood Drive, Bourne
£100,000 **Leasehold**

QUENTIN
MARKS



Key Features

 2  1  C  B



125 Years remaining as of 01 Apr 2008

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

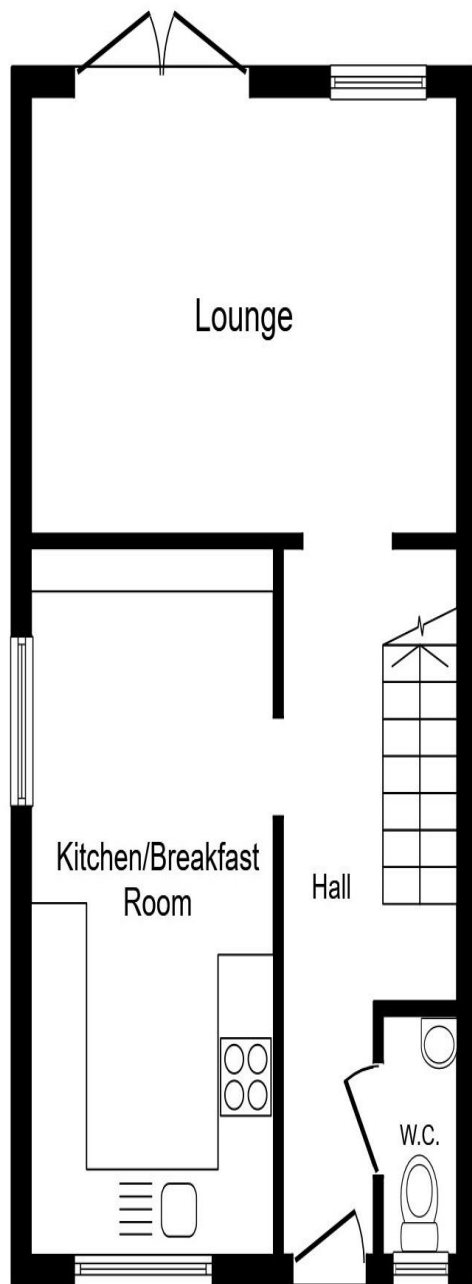
- Semi Detached House
- 2 Double Bedrooms
- Downstairs WC
- Fitted Breakfast Kitchen
- Good Sized Lounge

This immaculate semi-detached house is offered for sale on a 50% shared ownership basis and is available with no onward chain.

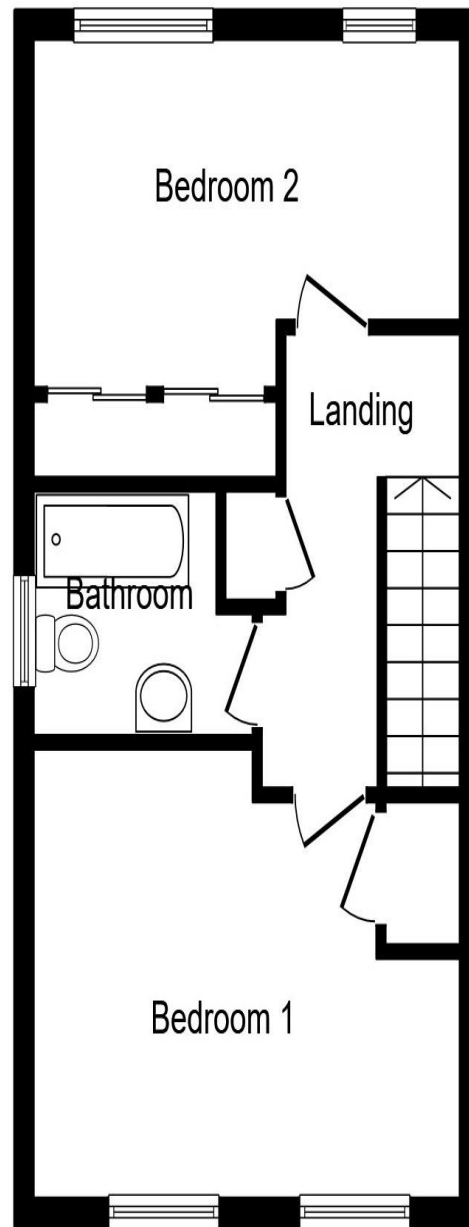
The property benefits from a downstairs WC and a well-appointed breakfast kitchen, with a good range of units and fitted with a built-in hob, oven and extractor hood. The 'Ideal' gas-fired central heating boiler is also located in the kitchen. At the dining end of the kitchen, there is a useful breakfast bar.

To the rear of the property, the lounge features a tiled floor and UPVC double-glazed French doors that open onto the rear garden.





Ground Floor



First Floor

Upstairs, both bedrooms are of a generous size being double rooms. The master bedroom, located at the front, includes a built-in cupboard, while the second double bedroom at the rear benefits from fitted wardrobes. The bathroom is well finished, having been upgraded just prior to our client's purchase, and comprises a low-level WC, vanity wash basin with storage below, and a bath with thermostatic shower over.

The property further benefits from gas-fired central heating and UPVC double glazing. Externally, there is a small front garden and a driveway to the side providing off-road parking. The south-facing rear garden is fully enclosed and features a decking area, lawn, and gated side access.

Breakfast Kitchen: 4.96m × 2.62m

Lounge: 4.60m × 3.07m

Bedroom 1: 4.64m max × 3.07m max

Bedroom 2: 4.64m max × 2.44m max

Agents Note: This property is currently under shared ownership in conjunction with Amplius Housing Association who have criteria for any purchase - the advertised price is for the sellers 50% share. £326.06 per month is paid to the Housing Association as rent for the retained share. We understand that Service Charge is £0 & Ground Rent is £0 pa. Please contact us as we have Amplius' criteria for purchase requirements.

In addition, Amplius Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 50% share and the remaining 50% share from Amplius Housing Association to enable a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.

To view this property call Quentin Marks on: **01778 391600**

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INFORMATION



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100499 - 0001

