



33 Bemrose Drive, Radcliffe on Trent,
Nottingham, NG12 1BF

40% Shared ownership £116,000

Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- 40% Shared Ownership
- Chain Free
- Spacious Lounge Diner
- Three Bedrooms
- Driveway Parking
- A Modern Semi-Detached Home
- Modern white High-Gloss Kitchen
- Convenient Ground Floor W/C
- Superbly Appointed Bathroom
- Lawned Rear Garden

A fantastic opportunity to purchase this 40% shared ownership property - a beautifully presented semi-detached home, offering stylish, turnkey accommodation with a contemporary finish throughout. Built in 2022, the property forms part of a small section of the development, with just one road in and out, and enjoys an attractive position overlooking the green.

Offered to the market chain free, this stylish home extends to approximately 860 sq ft and is ideal for first-time buyers or those seeking an affordable step on the property ladder. The accommodation comprises a welcoming entrance hallway with built-in storage and a convenient ground floor WC, a sleek white high-gloss kitchen, and a spacious lounge diner to the rear with French doors opening onto the garden - perfect for entertaining or relaxing.

To the first floor are three well-proportioned bedrooms and a superbly finished family bathroom with shower over bath.

Externally, the property benefits from driveway parking for two vehicles to the side and a generously sized, enclosed rear garden, mainly laid to lawn - offering excellent outdoor space with minimal upkeep.

Early viewing is strongly recommended to fully appreciate the quality and fantastic value this modern, energy-efficient home has to offer.

ACCOMMODATION

A contemporary style composite door leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall with patterned flooring, a spindled staircase rising to the first floor, central heating radiator, a useful understairs storage cupboard and oak veneered doors into rooms including into the lounge diner.

LOUNGE DINER

A spacious reception room across the rear of the property with two central heating radiators and a uPVC double glazed window plus French doors onto the rear garden.

KITCHEN

The kitchen is fitted with a contemporary range of white high-gloss base and wall units, incorporating a selection of cupboards and drawers with under-cabinet lighting. Rolled-edge

worktops with matching upstands complement the design, along with an inset 1.5 bowl stainless steel sink and drainer with mixer tap.

Integrated appliances include a built-in oven with a four-ring electric hob and a chimney-style extractor hood above, finished with a stylish glass splashback. There is additional space for further appliances, including plumbing for a washing machine, with conveniently positioned power points beneath the worktops.

A uPVC double glazed window overlooks the front green, allowing for natural light, while ceiling spotlights provide additional illumination. The room also benefits from a central heating radiator and a Vaillant combination boiler discreetly housed within one of the kitchen cupboards.

GROUND FLOOR W/C

A contemporary style ground floor cloakroom fitted with a dual flush toilet and a pedestal wash basin with mixer tap and tiled splashback. Chrome towel radiator, extractor fan and consumer unit.

FIRST FLOOR LANDING

With an access hatch to the roof space and oak veneered doors to rooms.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, two uPVC double glazed windows to the front aspect and a large built-in cupboard over the stairs.

BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

BEDROOM THREE

With a central heating radiator and a uPVC double glazed window to the rear aspect.

BATHROOM

A superbly appointed three piece bathroom including a dual flush toilet and a pedestal wash basin with mixer tap. There is a panel sided bath with mixer tap and mains fed shower as well as a glazed shower screen. Tiling for splashbacks, a chrome towel radiator and a uPVC double glazed obscured window to the side elevation.

DRIVEWAY PARKING

Driveway parking sits to the side of the property for at least two cars.

GARDENS

The property occupies a relatively low maintenance plot with a small planted frontage and timber gated access at the side of the driveway leading to a good sized rear garden, which is fully enclosed with timber panelled fencing and is mainly set to lawn.

LEASEHOLD INFORMATION

The property is offered on a 40% Shared Ownership Basis. Additional percentages may be available.

Property Tenure is Leasehold. Term: 125 years from 1st January 2022

The property is leasehold with a current monthly charge of £404.64 (As at February 2026) to include rent, buildings insurance, and admin fees.

All potential purchasers must be approved via application to EMH Housing and Regeneration Ltd. - Please ask Richard Watkinson and Partners for an Application Form and an Applicant Information Sheet if you wish to make an offer.

ELIGIBILITY

To assess your eligibility, you'll need to complete a Resale Application Form and undergo an affordability assessment with a mortgage advisor.

You can apply to buy the home if both of the following apply:

- * your household income is £80,000 or less
- * you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs, please note that you must have a minimum of 5% deposit

One of the following must also be true:

- * you're a first-time buyer
- * you used to own a home but cannot afford to buy one now
- * you're forming a new household - for example, after a relationship breakdown
- * you're an existing shared owner, and you want to move
- * you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

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ADDITIONAL INFORMATION

Access is provided via a shared driveway to the front of the property. The driveway parking situated to the side is private and exclusively for the use of 33 Bemrose Drive.

Please see the links below to check for additional information regarding environmental criteria

(i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

RADCLIFFE ON TRENT

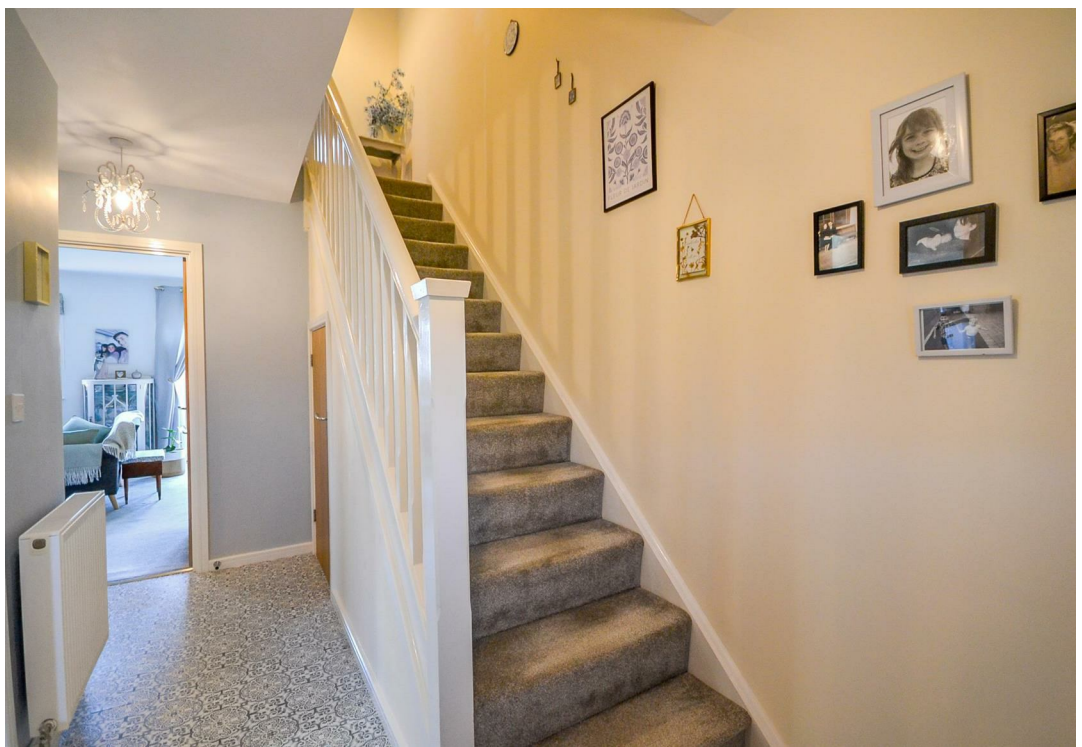
Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

COUNCIL TAX

The property is registered as council tax band C.

VIEWINGS

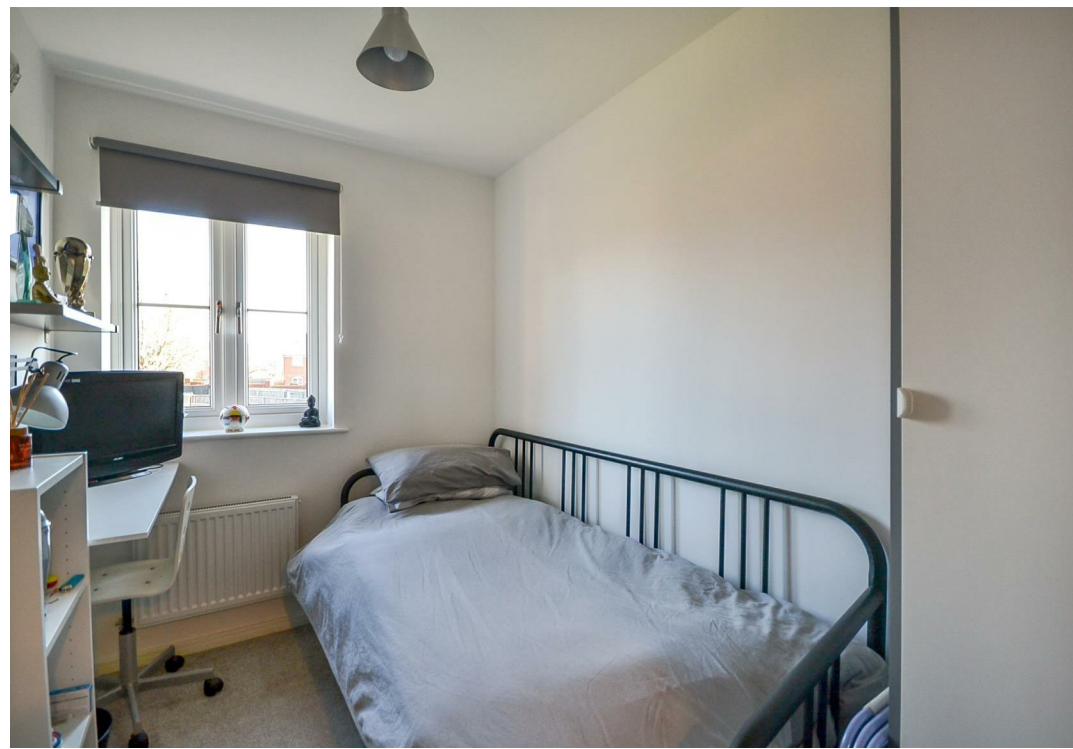
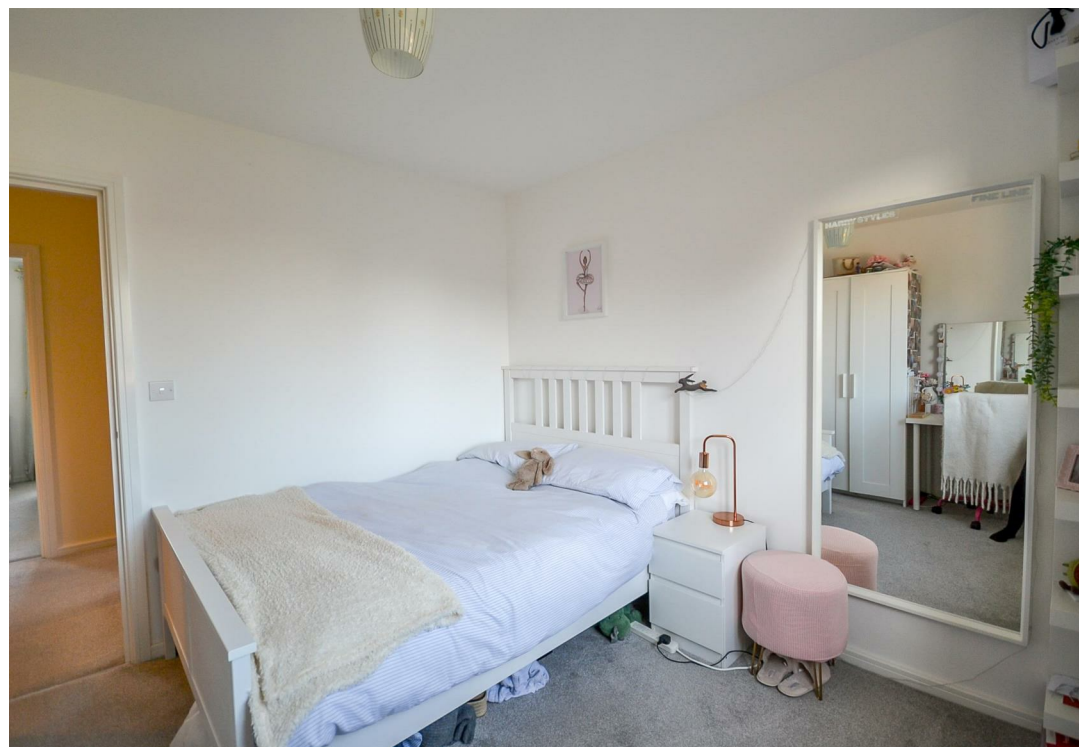
By appointment with Richard Watkinson & Partners.



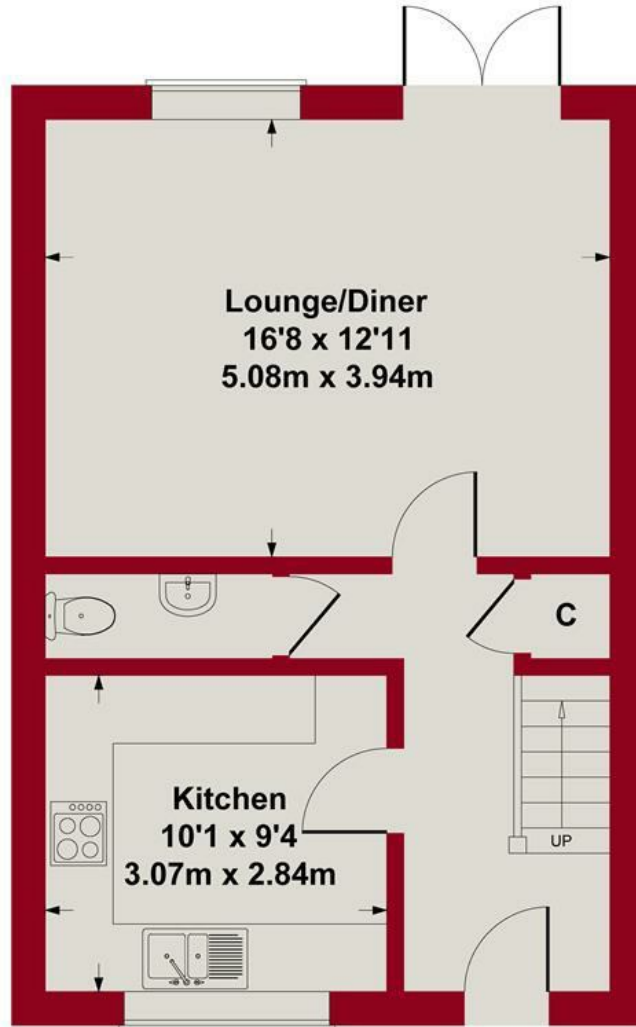




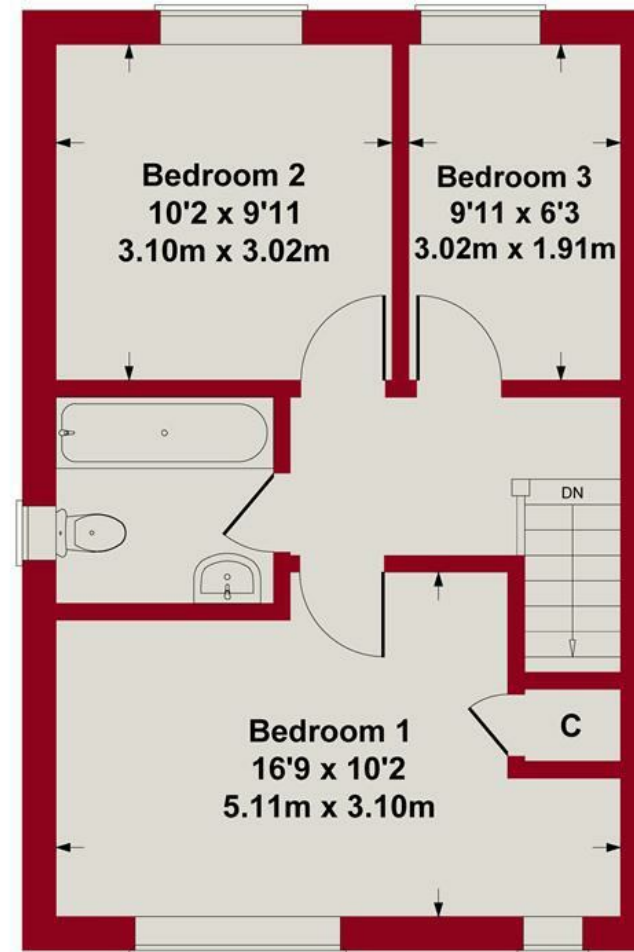




Approximate Gross Internal Area
858 sq ft - 80 sq m



GROUND FLOOR



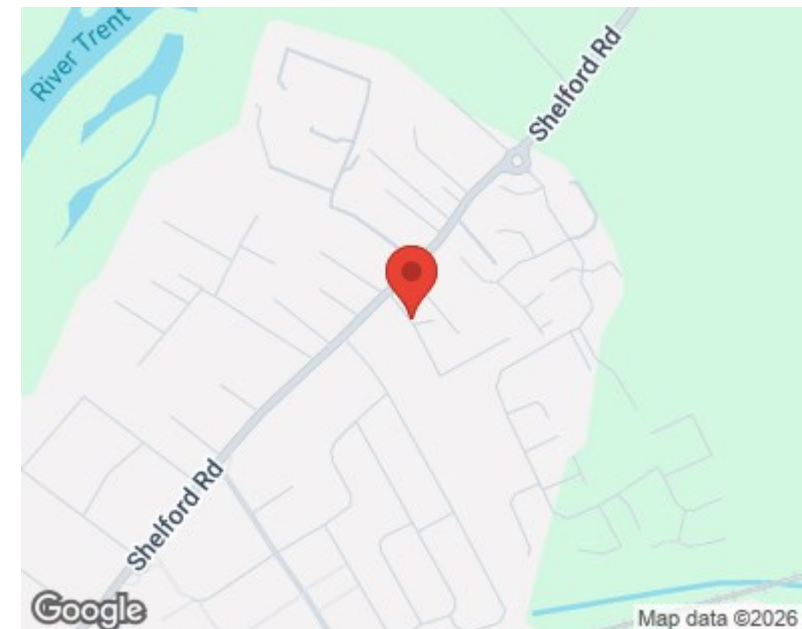
FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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