



- 25% Shared Ownership
- Ideal First Home
- 3 Bedrooms
- 15'6" Lounge Diner

- 10'4" Kitchen
- Allocated Parking Space
- Enclosed Rear Garden
- Call Today To View!

Crowder Close, Bardney, LN3 5SL
£49,000 - 25% Shared Ownership





25% SHARED OWNERSHIP! PERFECT FIRST HOME! Located within the village of Bardney is this modern home which offers a fantastic first time buyer opportunity, being available on a 25% shared ownership basis. Accommodation briefly comprises entrance hallway, ground floor WC, 15'6 lounge diner with French doors leading onto the rear garden, 10'4 kitchen, first floor landing, three bedrooms and first floor bathroom. Outside the property benefits from its own allocated parking pace and an enclosed rear garden. Call today to view! Council tax band: A. Leasehold.



Entrance Hallway

Having front entrance door, wood effect vinyl flooring, radiator, stairs rising to first floor and a storage cupboard.

Ground Floor WC

Having low-level WC, corner wash hand basin with tiled splash backs, tiled effect vinyl flooring and a radiator.

Lounge Diner

15' 6" max x 124' 0" (4.72m x 37.77m)

Having wood effect flooring, a radiator, understairs storage cupboard and French doors overlooking the rear garden.

Kitchen

10' 4" x 8' 3" (3.15m x 2.51m)

Having a range of matching units, larder unit, built-in oven, hob and cooker hood, space for a full height fridge freezer, plumbing for a washing machine, tiled effect flooring and a radiator.

First Floor Landing

Having an airing cupboard housing a hot water cylinder and access to a part boarded loft and insulated loft.

Bedroom 1

13' 6" into wardrobe x 8' 0" (4.11m x 2.44m)

Having fitted wardrobe and a radiator.

Bedroom 2

9' 1" x 8' 8" (2.77m x 2.64m)

Having radiator.

Bedroom 3

7' 2" x 6' 6" (2.18m x 1.98m)

Having a built-in storage cupboard and a radiator.

Bathroom

Having 3-piece suite comprising a panelled bath with a mains fed shower over, pedestal wash hand basin, low-level WC, attractive ceramic tiled floor, heated towel rail, part tiled walls and an extrator.

Outside

The property benefits from it's own block paved parking space and an enclosed garden to the rear.

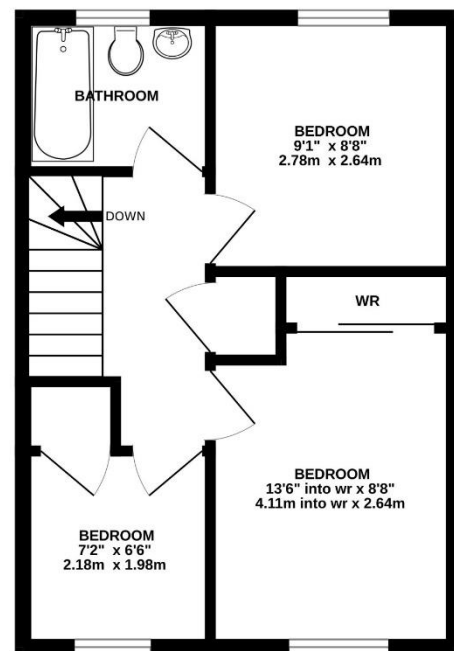
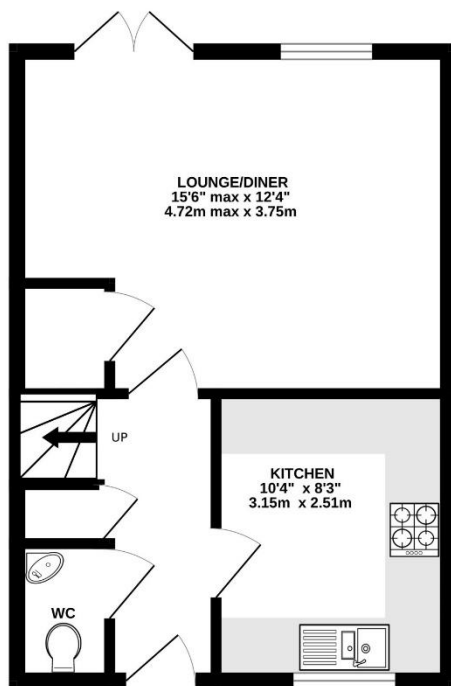
Agents Note

The property is being offered for sale on a leasehold basis. With a 99 lease which commenced on the 1st January 2011.

Agents Note 1

Rent payable for the remaining 75% share of the property equates to £330 per calendar month.





GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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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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