



46 Nibley Lane, Iron Acton, Bristol

- Terraced House
- Cloakroom
- Kitchen /Diner
- Bathroom
- Gardens
- Entrance Hall
 - Lounge
- 2 Double Bedrooms
 - Double Glazed
- Parking for Two Vehicles

50% Shared Ownership £132,500

HUNTERS®
HERE TO GET *you* THERE

Nestled in the sought-after village of Iron Acton, this 50% ownership charming terraced home on Nibley Lane presents an excellent opportunity for those seeking a comfortable and convenient living space. Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed cloakroom, perfect for guests. The ground floor boasts a delightful lounge, ideal for relaxation, and a modern kitchen/diner that provides an inviting space for family meals and entertaining.

As you ascend to the first floor, you will find two generously sized double bedrooms, offering ample space for rest and personalisation. The contemporary white bathroom is designed with modern living in mind, ensuring both style and functionality.

This property benefits from UPVC double glazing, which enhances energy efficiency and comfort throughout the year. The electric heating system provides warmth during the cooler months, making it a cosy retreat. Outside, the enclosed rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings. Additionally, there are parking spaces available at the front of the property for two vehicles, adding to the convenience of this lovely home.

With its desirable location and well-thought-out layout, this terraced home in Iron Acton is an ideal choice for families, couples, or individuals looking to settle in a friendly community. Do not miss the chance to make this delightful property your own.



Entrance Hallway

Double glazed door, stairs to 1st floor, alcove with shelving, radiator, doors into

Cloakroom

White suite comprising, WC, pedestal wash hand basin, radiator, extractor fan.

Lounge

13'6" x 9'8"

Double glazed window to the front, Tv point, radiator.

Kitchen/Diner

16'-9'5" x 10'10" max

Double glazed window and double glazed door to the rear, range of matching wall, drawer and base unit with work surface over, electric oven and hob with extractor hood over, spaces for fridge/freezer, table and chairs, plumbing for washing machine, stainless steel 1.5 sink unit with mixer tap over, part tiled walls, cupboard housing water cylinder, radiator.

First Floor Landing

Access to loft space, alcove with shelving, storage cupboard with shelving, doors into

Bedroom one

14'11" - 8'5" x 9'10" -6'2"

Two double glazed windows to the rear, radiator, built in wardrobes to one wall.

Bedroom Two

12'2" x 8'10"

Double glazed window to the front, radiator, built in double and single wardrobes.

Bathroom

7'5" x 6'3"

White suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, heated towel rail, radiator.

Outside

The front has plant and shrub boarder.

The enclosed rear garden is mainly laid to lawn with patio area, outside tap, garden shed and pathway with access to the rear.

Agents Note

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Agents Note

Rent Charge currently £376 per month

Agents Note

Whether or not you qualify for a Shared Ownership home – often called your 'eligibility' – is dependent on three separate factors.

Completing an application with Bromford is the only way to confirm that you are eligible to buy one of our Shared Ownership homes. However, the following provides details of the minimum eligibility requirements.

You are eligible to buy a home through Shared Ownership if the following apply:

Your household income is £80,000 a year or less (£90,000 a year or less in London).

You cannot afford all of the deposit and mortgage payments for a home that meets your needs.

You do not own a property, or part of a property, at time of completing your purchase.

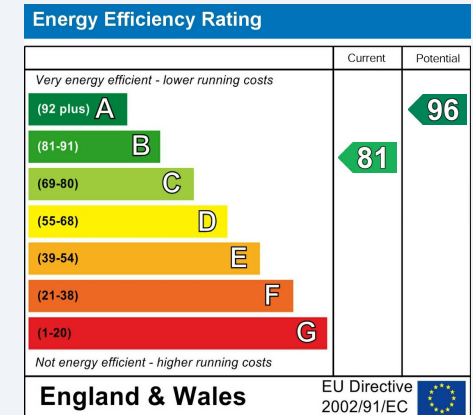
You have good credit history - see affordability below.

Have funds for a deposit and costs of buying a home.

Are over the age of 18.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH
 Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>