



Sir Brian Way, Bilsthorpe



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Shared Ownership £146,250



### Key Features

- 75% SHARED OWNERSHIP
- Modern Semi Detached Home
- Three Bedrooms
- Dual Aspect Lounge
- Spacious Dining Kitchen
- F/F Bathroom & G/F WC
- No Chain
- Council Tax Band: C
- EPC Rating: B
- Tenure: Leasehold



**\*75% SHARED OWNERSHIP\* NO ONWARD**

CHAIN! Representing a brilliant opportunity to get on the property ladder, this modern semi-detached home enjoys a pleasant position in the popular area of Bilsthorpe with lovely walks close by and a range of local amenities within easy access.

Having been immaculately maintained, the property's accommodation comprises: entrance hallway, ground floor W/C, dual aspect lounge and spacious dining kitchen all to ground floor, with the kitchen having French doors to the rear garden and appliances to include a four-ring gas hob and electric oven. The first floor has three well-proportioned bedrooms and a family bathroom suite.

Outside, the property benefits from a cul-de-sac location, with off street parking available to the side of the property. The rear garden is generous in its size and is predominantly laid to lawn. Other features include gas central heating, UPVC double glazing and a builder's warranty.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

**Shared Ownership - Lease Details**

Management Company - Heylo Housing Association  
Lease Details - 995 Years Remaining - 999 Year Lease From 05/05/2022

Current Rent per month - £166.80

**What is Shared Ownership?**

What is Shared Ownership?

Shared ownership is a part-buy, scheme designed to help people who cannot afford to buy a home on the open market. The scheme offers you the opportunity to buy a property in stages from Nottingham Community Housing Association (NCHA). Gradually it is possible to purchase further shares as they become affordable, and progress to full ownership. There is no obligation to increase your share. You can sell your share on at any time.

How does Shared Ownership Work?

You purchase the share of the property with a mortgage or cash sum; You pay a service charge and rent to Nottingham Community Housing Association.

Am I Eligible to Purchase this Property?

For further information please contact the office.

**ACCOMMODATION - Rooms & Measurements**

**Entrance Hall 5'11" x 5'5" (1.8m x 1.7m)  
maximum measurements**

**Ground Floor WC 5'6" x 3'2" (1.7m x 1m)**

**Lounge 16'2" x 9'11" (4.9m x 3m)  
maximum measurements**

**Dining Kitchen 13'5" x 10'9" (4.1m x 3.3m)**

**First Floor Landing**

**Bedroom One 13'6" x 8'2" (4.1m x 2.5m)**

**Bedroom Two 12'6" x 7'1" (3.8m x 2.2m)  
maximum measurements**

**Bedroom Three 9'0" x 6'1" (2.7m x 1.9m)**

**Bathroom 7'2" x 5'11" (2.2m x 1.8m)**

**Services**

Mains gas, electricity, water and drainage are connected.

**Agent's Note - Sales Particulars**

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

**Anti-Money Laundering Regulations**

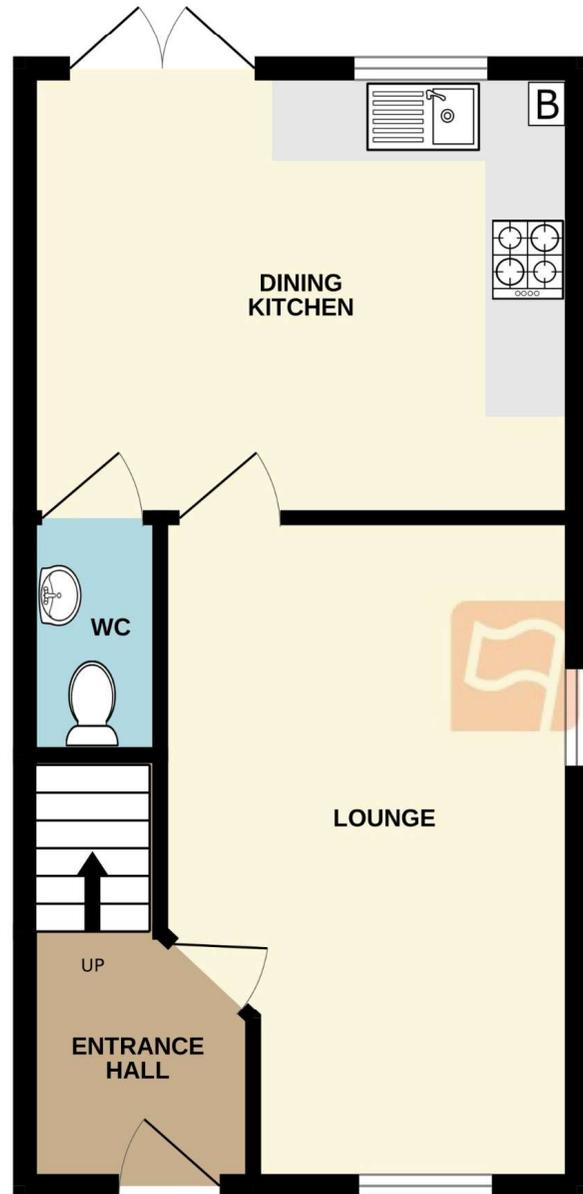
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Referrals**

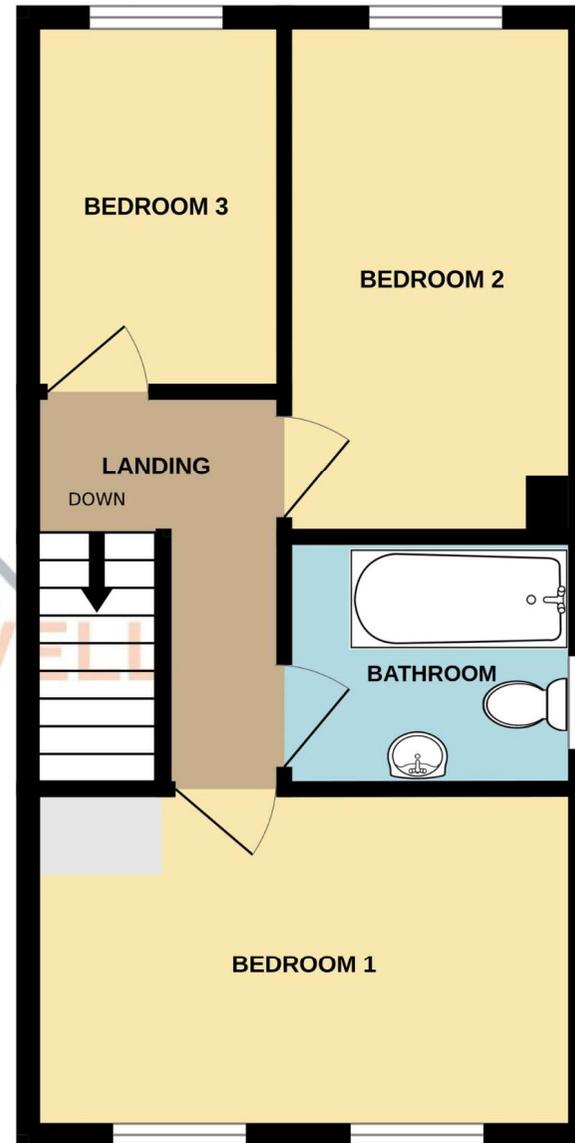
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



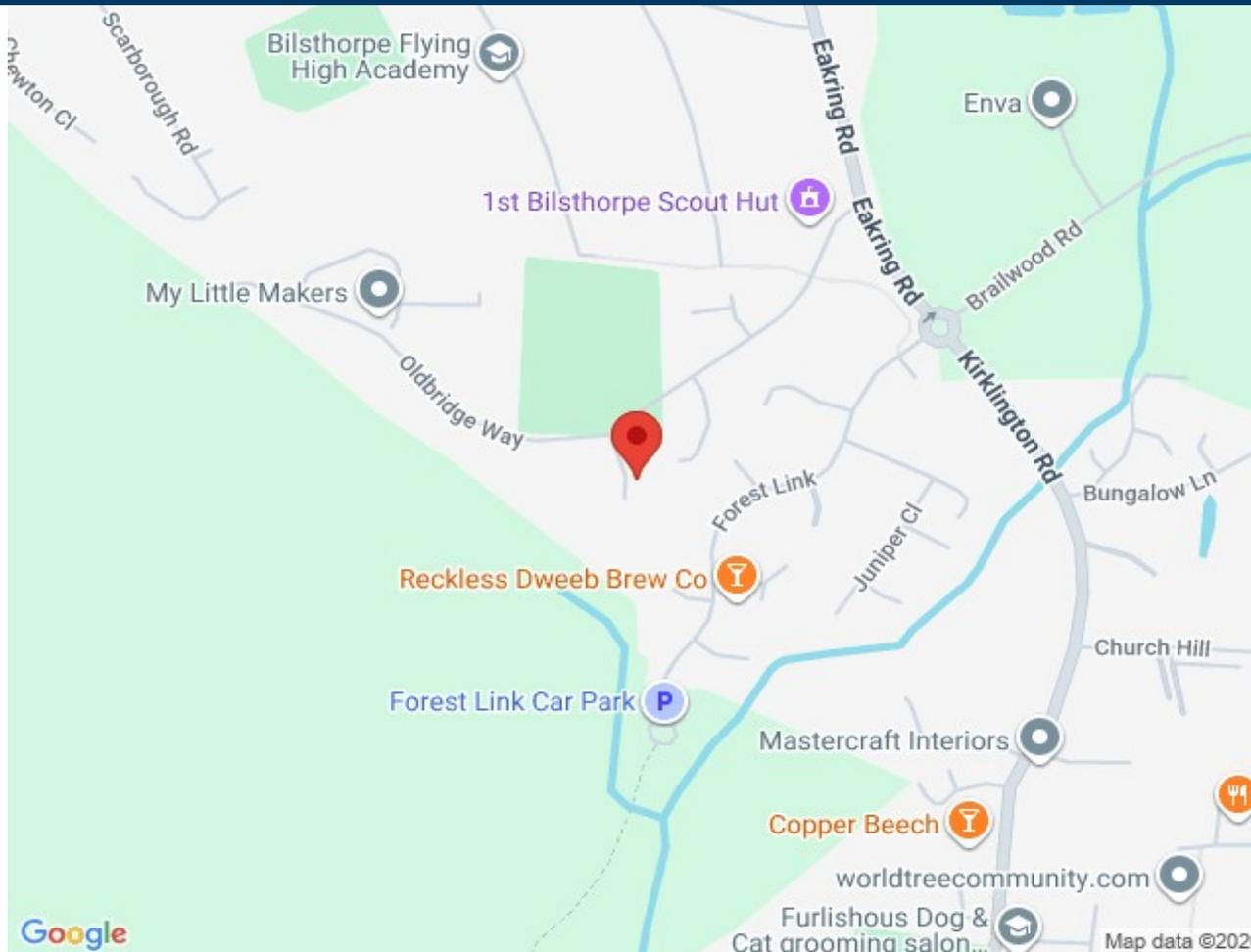
GROUND FLOOR



1ST FLOOR



NEWTON  
FALLOWELL



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

