261 Beckford Sherbourne, Radcliffe on Trent, Nottingham, NG12 2JP

£265,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- 261 Beckford - Exclusively For First Time Buyers
- A Handsome Double Fronted Home
- Fitted Shaker Kitchen
- Bosch Appliances
- Spacious Lounge/Diner
- Three Bedrooms
- Modern Bathroom, Ground Floor W/C
- South Facing Rear Garden
- Driveway Parking for 2 Cars

SPECIFICATION

CONTEMPORARY KITCHENS
- Designer shaker-style kitchen to every home
- Integrated Bosch oven and induction hob
- Integrated Bosch fridge/freezer and dishwasher
- Low-profile laminate worktops with upstand
- Stainless steel splashback to hob

BATHROOMS
- Sleek white sanitaryware with chrome fittings
- Toilets feature concealed cisterns with chrome flush plates
- Ceramic tiled splashback to sink and half height tiling with chrome trim behind toilet in WC
- Dual flush mechanisms to all toilets
- Bathrooms benefit from half height ceramic tiling with chrome trim to walls with sanitaryware, and full height tiling to shower area
- Bath & shower mixer with riser rail to baths
- Shaver socket to bathroom
- Chrome heated towel rail to bathroom

FINISHES
- Staircase with white painted newels and balusters, and oak handrails
- Thermostatically controlled radiators throughout
- White cottage-style internal doors with polished chrome handles
- Spitfire signature skirting and architrave detail including feature plinth blocks

EXTERNAL
- Turfed front and rear garden areas with paved patios and pathways as shown on site plans
- Motion activated, black up and down LED wall lights to front door
- Electric vehicle charging point to every home
- External tap to rear of property
- Planting installed in line with approved planning landscape layout. Planting within marketing material is indicative only
- Spitfire signature slate door number plaque to the front of the property

ELECTRICAL
- Heating and hot water provided by an energy efficient air source heat pump
- Low energy lighting throughout with LED downlights to the kitchen, WC and bathroom
- BT master socket located within the media cupboard with additional BT socket to the living room
- TV point to the living room and primary bedroom

SECURITY AND WARRANTY
- Two-year Homeowner Warranty provided by Spitfire Homes
- 10-year NHBC structural warranty
- Multi-point locking mechanisms to external doors
- Areas of Sherbourne will be maintained under a management company

WHAT IS A DISCOUNTED MARKET VALUE HOME?

These homes are available to purchase at 80% of their full open-market value.

They are offered exclusively to buyers who meet the following simple eligibility criteria:
* You must be a first-time buyer
* You must be aged 18 or over
* You must secure a mortgage for at least 50% of the property's value

Under the scheme, eligible first-time buyers can purchase 100% ownership of the home while paying only 80% of its market value. The discount is applied from the outset, meaning:
* You own the property outright from day one
* Your deposit and mortgage are calculated on the reduced price
* You benefit from the full rights of homeownership, but with a significantly lower upfront cost

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.

SPITFIRE HOMES

Spitfire Homes is an award-winning homebuilder with a proven track record for creating design-led, sustainable properties across the Midlands. Whether presenting a deliberate contrast or seamlessly tying in with the local vernacular, the combination of quality materials, striking architectural detail and carefully considered layouts enables Spitfire to create places that people want to call home.

PHOTOGRAPHY AND CGI'S

Photography is taken from already constructed homes of similar house types and should be used for indicative purposes. Computer generated images (CGI's) are of the relevant house

type and not necessarily the specific plot. Roof and brick materials vary per home, please ask for specific plot details.

SPITFIRE
HOMES

EXCLUSIVELY FOR FIRST-TIME BUYERS

DISCOUNTED MARKET VALUE HOMES AT SHERBOURNE

This home is available 80% of the open market value, exclusively for first-time buyers.

T&Cs apply - please submit an enquiry to learn more about the scheme.

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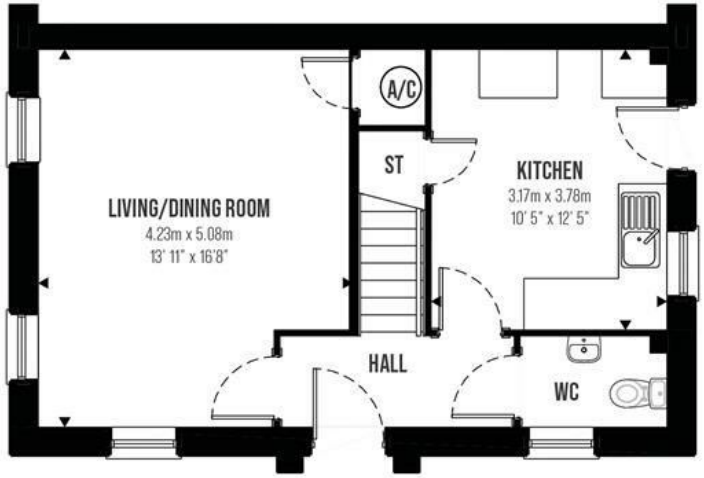
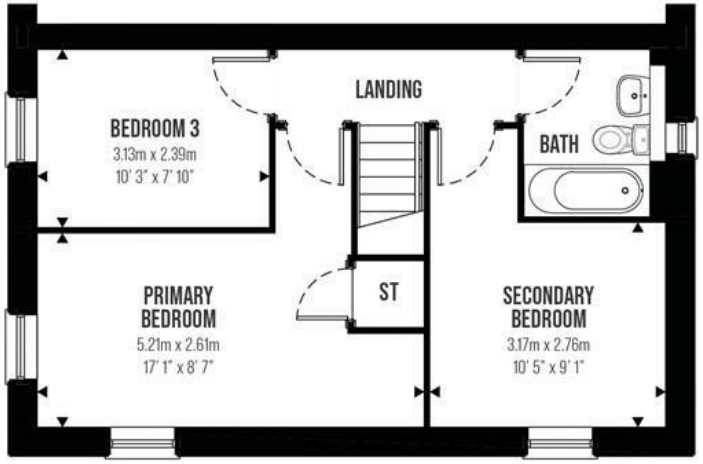
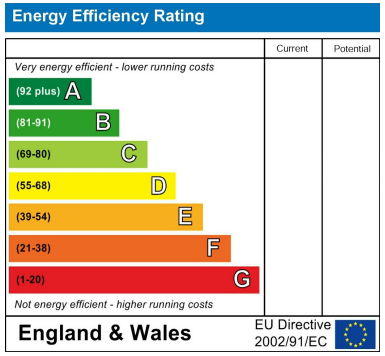
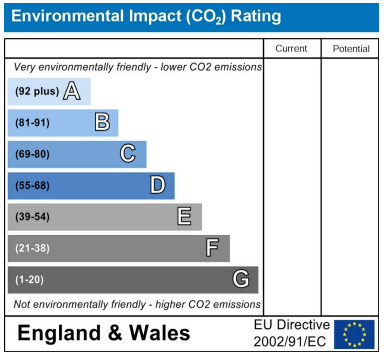


GROUND FLOOR



FIRST FLOOR





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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

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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