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& MOULT**
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£250,000

Owl Lane

Nottingham, NG14 6SY

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PROPERTY SUMMARY

Three-Bedroom Semi-Detached Home – 60% Shared Ownership with Option to Purchase Outright

This property is offered for sale as a 60% shared ownership property, with the option available for a purchaser to buy the property outright for the full amount. This provides flexibility for buyers looking to take their first step onto the property ladder, as well as those wishing to purchase the full property.

The property is a beautifully maintained three-bedroom semi-detached home arranged over three floors and situated in a popular residential location.

The ground floor comprises an entrance porch leading into a spacious lounge, providing a welcoming space for relaxing or entertaining. To the rear, the modern kitchen/dining room features a range of fitted units, generous worktop space and room for a dining table, with French doors opening onto the enclosed rear garden. A useful WC completes the ground floor.

The first floor offers two well-proportioned bedrooms, together with a modern family bathroom. The entire second floor is occupied by the impressive principal bedroom, offering excellent proportions and ample space for wardrobes and additional furniture.

3



1



1



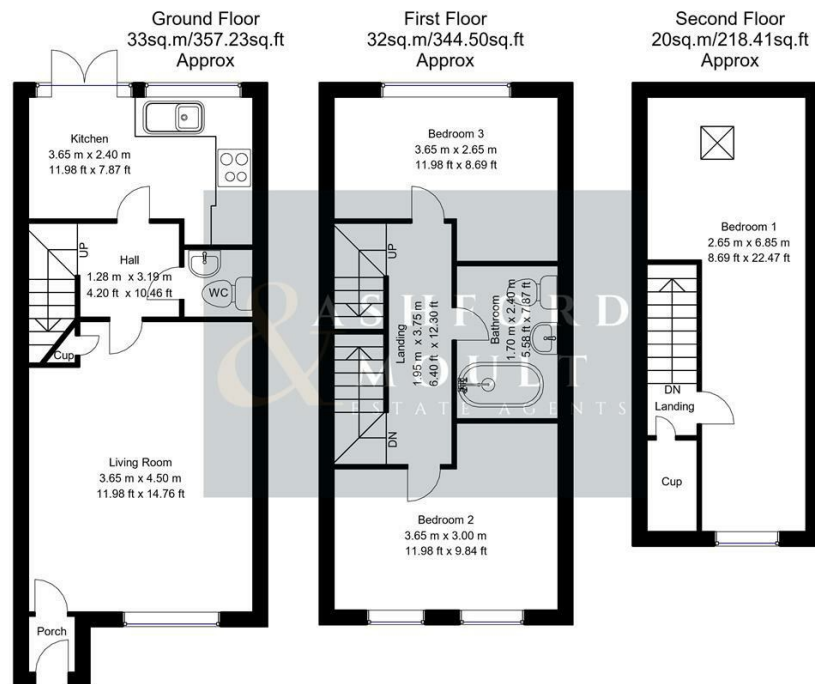


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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LOCAL AUTHORITY
Gedling Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

56 Main Street
Calverton
Nottinghamshire
NG14 6FN

OFFICE DETAILS

01158 656675
sales@ashfordandmoulton.co.uk