



Hunters Road, Fernwood

 2  1  1

Asking Price £95,000



Key Features

- 50% SHARED OWNERSHIP
- Modern End Terraced Home
- Two Double Bedrooms
- Shower Room & G/F WC
- Kitchen & Lounge/Diner
- South West Facing Rear Garden
- Allocated Parking Space
- Council Tax Band: A
- EPC Rating: C
- Tenure: Leasehold





50% SHARED OWNERSHIP Enjoying a pleasant tucked away position in the modern-day village of Fernwood, this end terraced home represents a superb opportunity to get on the property ladder and boasts well-presented accommodation throughout, a deceptive SOUTHWEST facing rear garden and an allocated parking space.

The property's accommodation comprises: entrance hall, ground floor WC, stylish kitchen with provision for free standing electric cooker, spacious lounge/diner with French doors to the rear garden, and to the first floor there are two double bedrooms and a modern shower room.

The rear garden is SOUTHWEST facing and benefits from a generous paved seating area, lawned areas and useful gravelled area to the side of the property where the owners currently house a garden shed. An allocated space is available to the front of the property. Other features include gas central heating and UPVC double glazing.

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

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.

Shared Ownership - Lease Details

Management Company - Nottingham Community Housing Association (NCHA)

Years Remaining on Lease - 125 years from 1 March 2012, approximately 111 years remaining

Current Rent per month - £203.52

Current Service Charge per month - £36.36

ACCOMMODATION - Rooms & Measurements

Entrance Hall 9'9" x 3'7" (3m x 1.1m)

Ground Floor WC 4'10" x 2'9" (1.5m x 0.8m)

Lounge/Diner 14'3" x 13'7" (4.3m x 4.1m)

maximum measurements

Kitchen 9'9" x 6'7" (3m x 2m)

First Floor Landing

Bedroom One 13'7" x 9'3" (4.1m x 2.8m)

maximum measurements

Bedroom Two 13'7" x 8'6" (4.1m x 2.6m)

maximum measurements

Shower Room 6'6" x 5'7" (2m x 1.7m)

Services

Mains gas, electricity, water and drainage are connected.

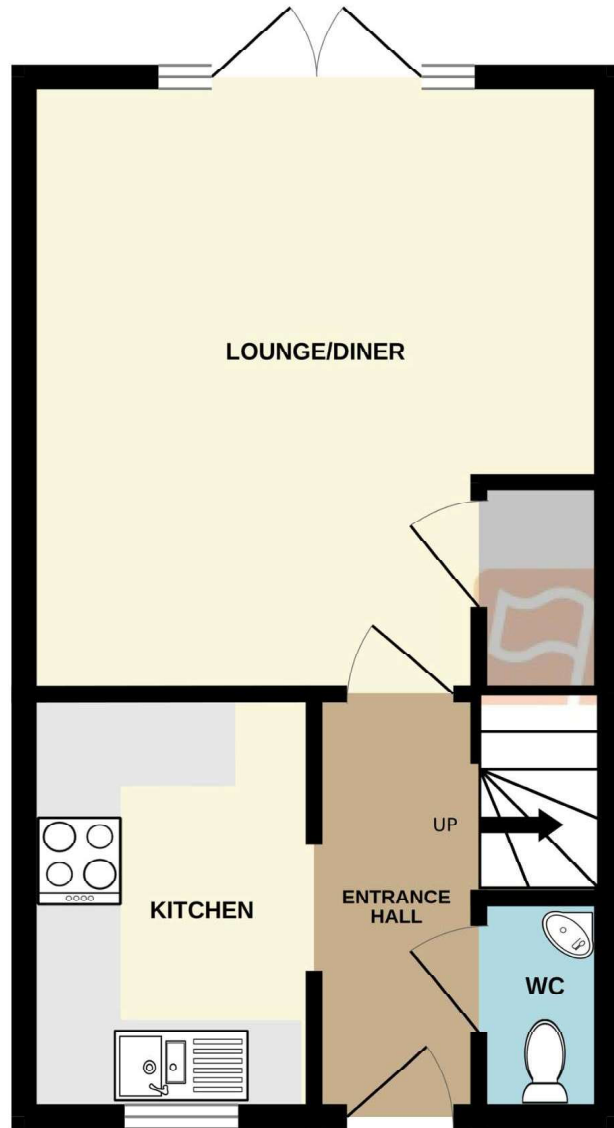
Agent's Note - Sales Particulars

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.

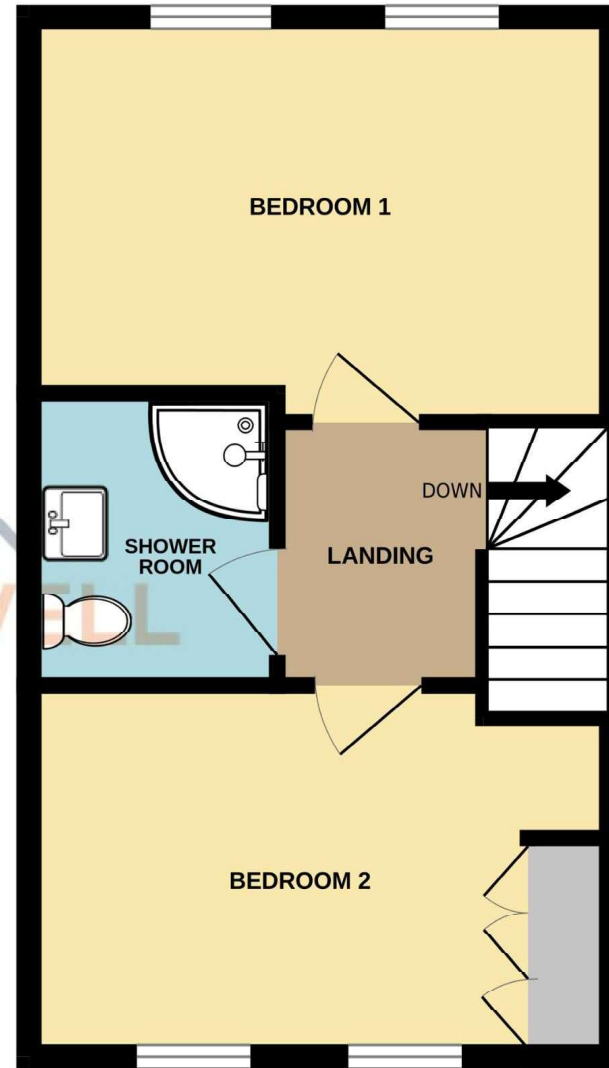
Referrals

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 chose to arrange a survey through them. For more information, please call the office.

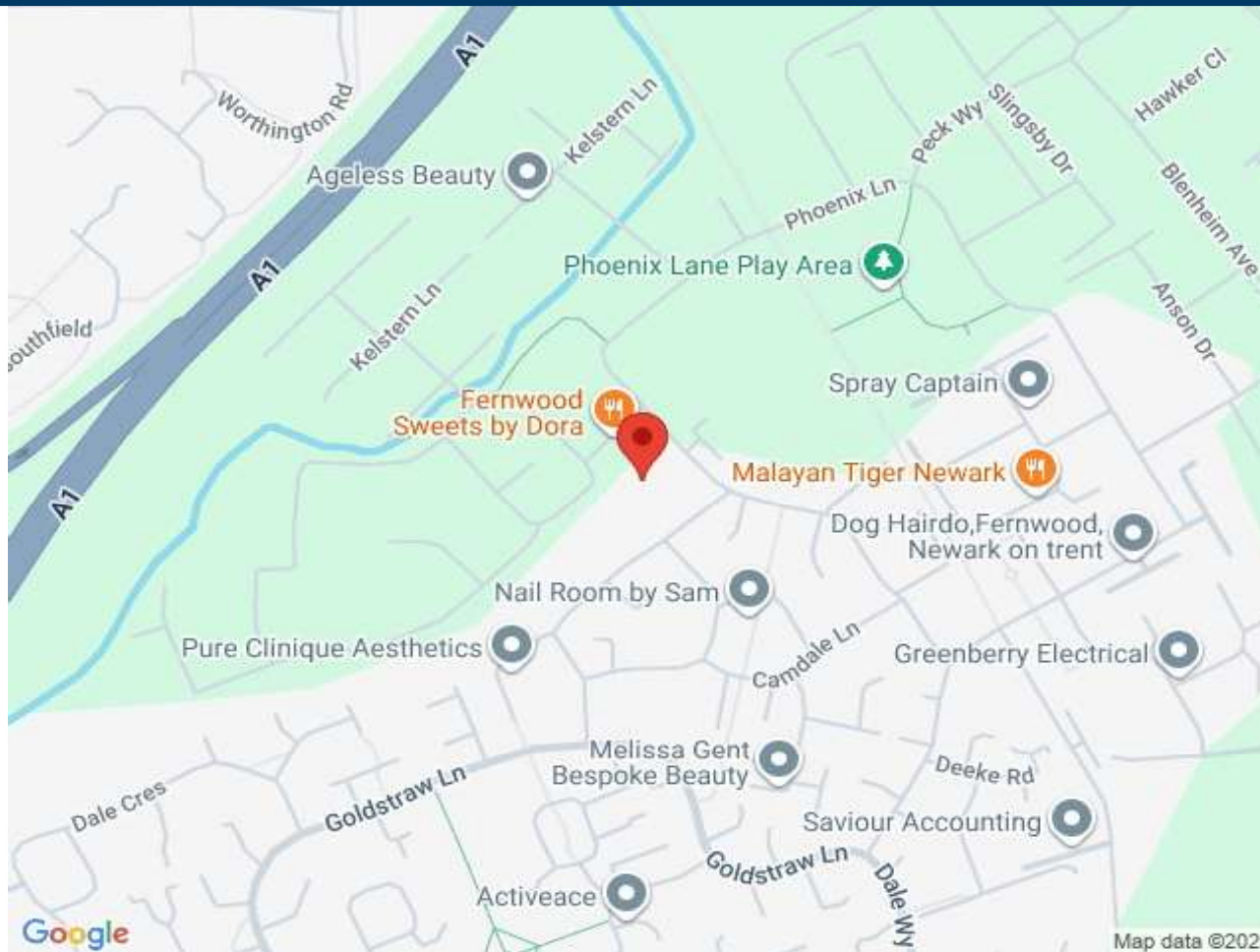
GROUND FLOOR



1ST FLOOR



NEWTON
FOLLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

