



**ASHFORD
& MOULT**
ESTATE AGENTS

£150,000

Owl Lane

Nottingham, NG14 6SY

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PROPERTY SUMMARY

Modern Three-Bedroom Semi-Detached Home – 60% Shared Ownership

A fantastic opportunity to purchase a beautifully maintained three-bedroom semi-detached home through a 60% shared ownership scheme, offering an affordable route into homeownership while enjoying a modern, stylish property in a popular residential location.

The accommodation is thoughtfully arranged across three floors. Upon entering, you're welcomed by an entrance porch leading into a spacious and inviting lounge, providing the perfect setting for relaxing or entertaining. To the rear, the contemporary kitchen/dining room offers a range of modern fitted units, generous worktop space and ample room for a dining table, with French doors opening onto the enclosed rear garden. A useful ground floor WC completes the accommodation on this level.

The first floor offers two well-sized bedrooms, ideal for children, guests or a home office, together with a modern family bathroom fitted with a contemporary suite. Occupying the entire second floor is the impressive principal bedroom, creating a private retreat with excellent proportions and plenty of space for wardrobes and additional furniture.

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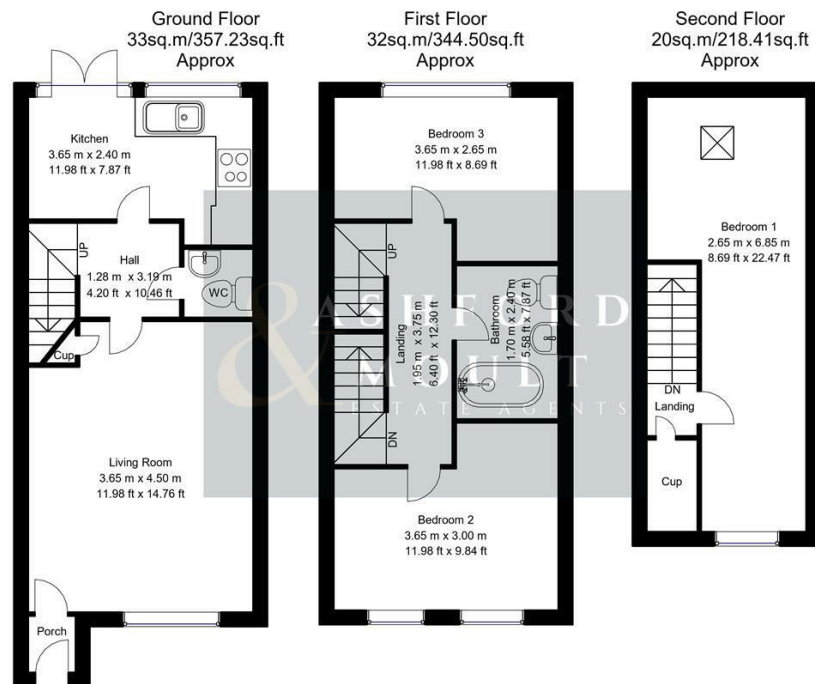


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls 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



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