



**13 Corbett Crescent, Hucknall, Nottingham,
Nottinghamshire NG15 7GY**

£135,000

Tel: 0115 9680268



- Modern Semi Detached House
- 75% Shared Ownership
- Two Double Bedrooms
- Large Driveway
- Beautifully Presented Throughout
- Private Landscaped Rear Garden
- Quiet Cul-De-Sac
- Viewing Highly Recommended

Have you ever considered shared ownership? Well you certainly should as just look at what's available.

We are offering 75% shared ownership purchase from this excellently placed sleek and stylish, large two double bedroom semi-detached house that comes located on this highly regarded recently constructed modern development of other semi-detached houses.

The internal accommodation comprises an entrance hall, spacious living room, modern open plan dining kitchen and a handy downstairs WC. To the first floor landing there are two large double bedrooms and a bathroom with three piece suite.

Externally, the property is situated on an excellent plot having an excellent sized driveway that runs adjacent to the property itself which provides off road parking for a couple of cars, there is also a front garden which is easy to maintain. To the rear of the property the vendor has added a pebbled area for bin storage, patio sitting area and a decent sized lawn all enclosed by secure fencing and secure access gate which opens onto the driveway.

ENTRANCE HALL

w: 2.26m x l: 1.45m (w: 7' 5" x l: 4' 9")

An initial entrance hall with a radiator, ceiling light point, access into the living room and stairs rising to the first floor landing.

LIVING ROOM

w: 5.38m x l: 3.2m (w: 17' 8" x l: 10' 6")

A large living room with a radiator, two ceiling light points, understairs storage cupboard, internal door into the downstairs WC, dining kitchen and a double glazed window to the front elevation.

OPEN PLAN DINING KITCHEN

w: 4.55m x l: 2.95m (w: 14' 11" x l: 9' 8")

A modern open plan dining kitchen fitted with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated NEFF oven, four ring hob with extractor hood over. Integrated Fridge/freezer and washing machine. There is also ample dining space, ceiling spotlights, double glazed window and double glaze French doors with inset blinds that open into the rear garden.

DOWNSTAIRS WC

w: 1.68m x l: 1.02m (w: 5' 6" x l: 3' 4")

With a low flush WC, wash hand basin with chrome mixer tap, tiled splashbacks, ceiling light point and an obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

w: 2.03m x l: 1.98m (w: 6' 8" x l: 6' 6")

With a ceiling light point.

BEDROOM ONE

w: 4.29m x l: 3.2m (w: 14' 1" x l: 10' 6")

A large double bedroom with a radiator, ceiling light point and two double glazed windows to the front elevation.

BEDROOM TWO

w: 4.29m x l: 2.95m (w: 14' 1" x l: 9' 8")

A second large double bedroom with a radiator, ceiling light point and two double glazed windows to the rear elevation.

BATHROOM

w: 2.13m x l: 2.01m (w: 7' x l: 6' 7")

A modern bathroom with three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, ceiling lighting, extractor fan and an obscure double glazed window to the side elevation.

OUTSIDE

Externally, the property is situated on an excellent plot having an excellent sized driveway that runs adjacent to the property itself which provides off road parking for a couple of cars, there is also a front garden which is easy to maintain. To the rear of the property the vendor has added a pebbled area for bin storage, patio sitting area and a decent sized lawn all enclosed by secure fencing and secure access gate which opens onto the driveway.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

This property is being sold as a leasehold property with vacant possession upon completion. The current seller is selling the 75% shared ownership share of the property (with options to purchase up to the full value and even potential to buy the leasehold). There is no payable ground rent and the additional rent is £109 PCM.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











Viewing by appointment only
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