



Regent Street
Sandiacre, Nottingham NG10 5AU

A 30% SHARED OWNERSHIP PROPERTY
THREE BEDROOM SEMI DETACHED
HOUSE.

30% Shared ownership £69,000 Leasehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET IN CONJUNCTION WITH EMH HOMES THIS 30% SHARED OWNERSHIP PROPERTY WHICH IS A THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, kitchen to the front, WC off the hallway and spacious living/dining room to the rear. The first floor landing then provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating from combi boiler, double glazing, off-street parking and enclosed garden space to the rear.

The property is situated within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to a vast array of retailers in Sandiacre and the neighbouring towns of Stapleford and Long Eaton.

The property is being sold in conjunction with EMH Homes on a 30% shared ownership basis with rent payable, totalling £314.36 for the remainder of the share.

We believe the property would make an ideal first time home.



HALL

14'11" x 8'8" (4.55 x 2.66)

Panel and double glazed front entrance door, radiator, staircase rising to the first floor with decorative wood spindle balustrade. Internal doors to WC, kitchen and lounge/diner.

GROUND FLOOR WC

6'6" x 3'4" (2.00 x 1.03)

Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap and tiled splashbacks. Radiator, wood effect vinyl flooring.

KITCHEN

10'5" x 8'9" (3.20 x 2.69)

The kitchen is equipped with a "U" shaped matching fitted range of wall, base and drawer units with laminate style roll top work surfaces incorporating single sink and draining board with central pull-out spray hose mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing space for under-counter washing machine and tumble dryer, space for full height fridge/freezer, double glazed window to the front (with fitted roller blind), radiator, wood effect vinyl flooring.

LOUNGE/DINER

15'3" x 14'10" (4.65 x 4.53)

Double glazed French doors opening out to the rear garden, full height double glazed windows to either side of the doors, radiator, media points.

FIRST FLOOR LANDING

Wooden pulldown ladders to a useable storage loft space which is boarded with lighting. Internal doors then lead to all bedrooms and bathroom. Radiator, decorative wood spindle balustrade, as well as useful fitted overstairs storage cupboard housing the boiler.

BEDROOM ONE

13'2" x 8'0" (4.03 x 2.44)

Double glazed window to the front, radiator, sliding door fitted wardrobes to one wall with central mirror panel.

BEDROOM TWO

14'8" x 8'0" (4.48 x 2.44)

Double glazed window to the rear, radiator.

BEDROOM THREE

11'2" x 6'10" (3.42 x 2.10)

Double glazed window to the rear, radiator.

BATHROOM

6'10" x 6'2" (2.09 x 1.88)

Three piece suite comprising panel bath with glass shower screen, mixer tap and mains shower, push flush WC, wash hand basin with mixer tap. Double glazed window to the front, partial tiling to the walls, cabinet, radiator.

OUTSIDE

To the front of the property there is a lowered kerb entry point leading to a tarmac driveway providing off-street parking with front garden lawn and pathway/stepped access leading to the front entrance door. Pedestrian access then leads down the left hand side of the property into the rear garden.

TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines and offers an initial paved patio seating/entertaining space accessed directly from the French doors from the lounge. This then leads onto a garden lawn with stepping stone pathway providing access to the foot of the plot where a further paved patio seating area can be found. Plum slate decorative chipped borders, external water tap, lighting point and pedestrian gated access which then leads back to the front.

DIRECTIONAL NOTE

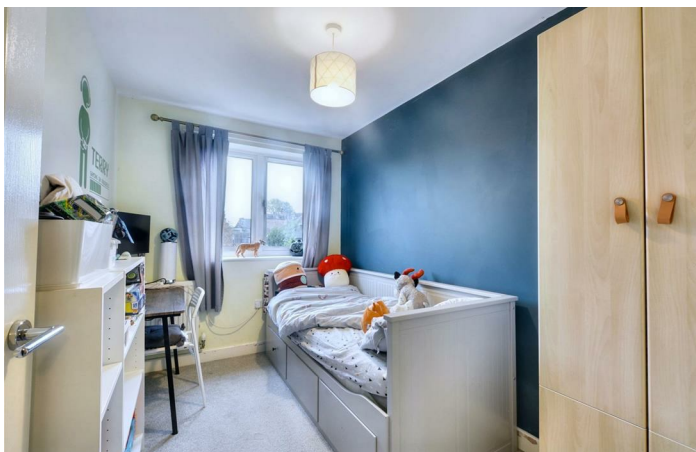
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Take a right hand turn onto Regent Street and the property can then be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

The property is sold on a shared ownership scheme via EMH Homes with the current share being 30%. The rent payable for the remaining share is £314.36 per month. We ask that you confirm this information with your legal representative prior to completion.

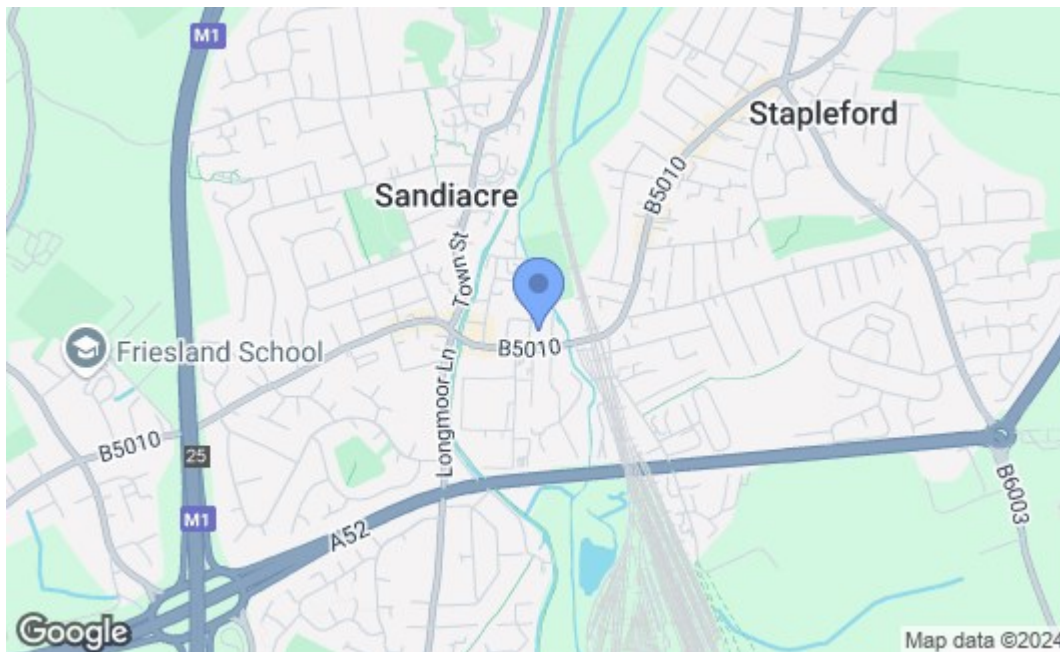
AGENTS NOTE

Prospective purchasers will need to be interviewed by EMH Homes prior to acceptance of an offer. For more information, contact the office to discuss further.





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(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	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.