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Estover Close
Binley Woods CV3 2WQ

Attractive Two Bedroom Semi-Detached Home | Shared Ownership | No Onward Chain | Parking for Three Cars

Situated in the popular village of Binley Woods, this well presented two bedroom semi-detached property is available through a shared ownership scheme and would make an ideal purchase for first-time buyers or those looking to take their first step onto the property ladder.

The accommodation briefly comprises an entrance hallway, convenient downstairs WC, fitted kitchen and a spacious living/dining room with patio doors opening out onto the rear garden, creating a lovely connection between indoor and outdoor living.

To the first floor, there are two well proportioned bedrooms and a family bathroom.

Externally, the property benefits from a rear garden, providing an ideal space to relax or entertain, together with the added advantage of off road parking for up to three vehicles.

Offered to the market with no onward chain, this property presents an excellent opportunity for buyers seeking a straightforward move.

Early viewing is highly recommended to appreciate all that this lovely home has to offer.

Shared Ownership & Housing Association Information - This property is sold on the basis of 40% Shared Ownership with Citizen Housing Association.
Prospective buyers will need to be approved by Citizen Housing Association prior to any offer being accepted and before the property can be removed from the open market.
This application process will include completion of the relavent forms plus affordability checks. There is also a stipulation to undergo eligibility and affordability checks via Citizens recommended Financial Advisor.
Please note that any offers above or below the 40% price cannot be accepted.

The Lease Term is 125 years (from 2024)
The current 40% rent is £480 per month.
The current service charge is £20 per month

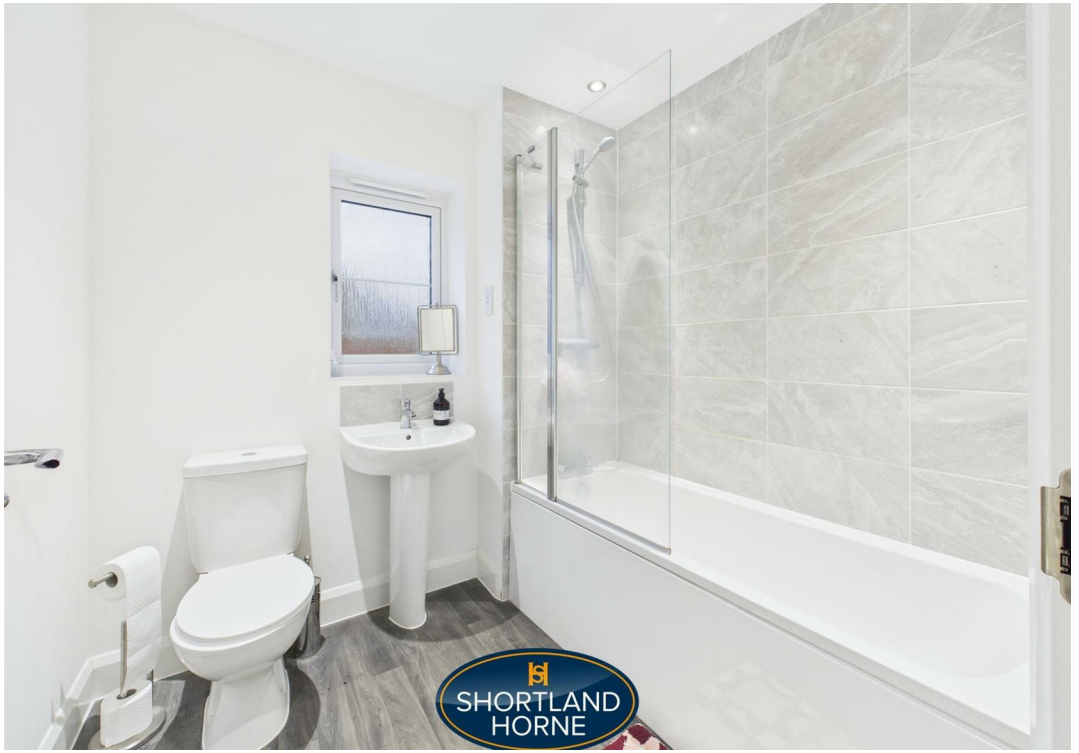
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Dimensions

GROUND FLOOR

Hallway

Cloakroom

Kitchen

Living/Dining Room
4.27m x 8.41m

FIRST FLOOR

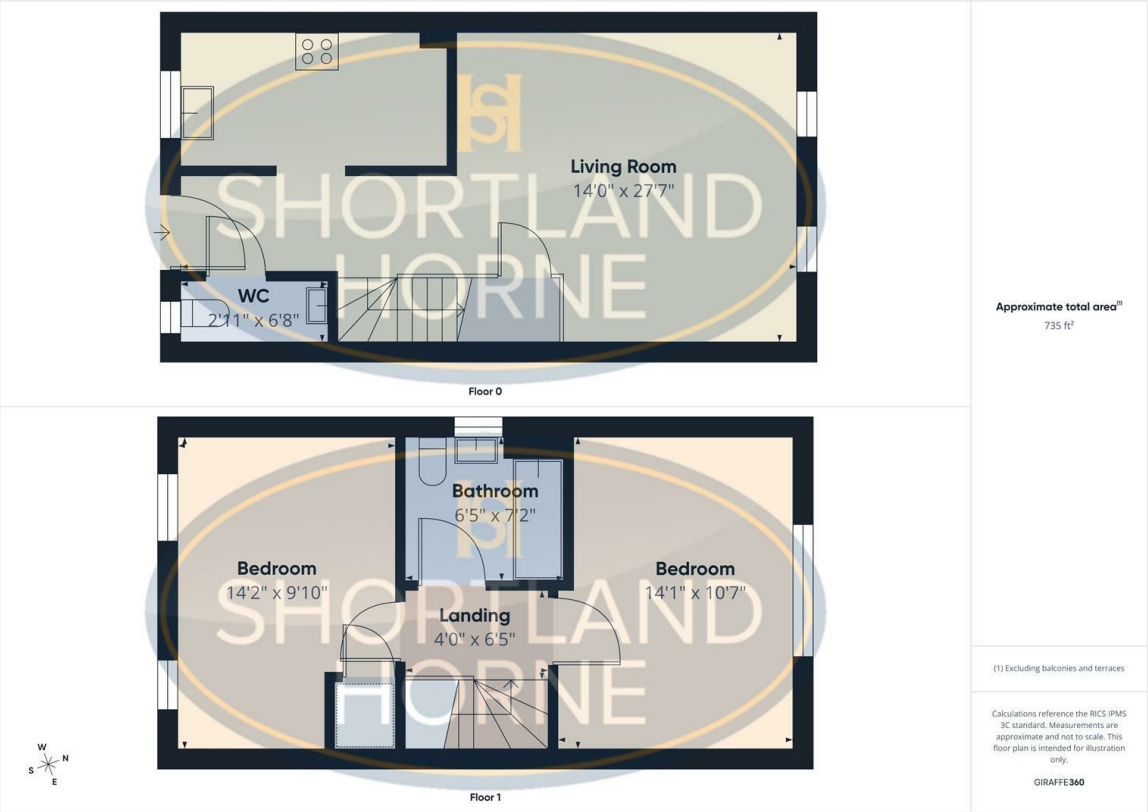
Landing
1.22m x 1.96m

Bedroom
4.32m x 3.00m

Bedroom
4.29m x 3.23m

Bathroom
1.96m x 2.18m

Floor Plan



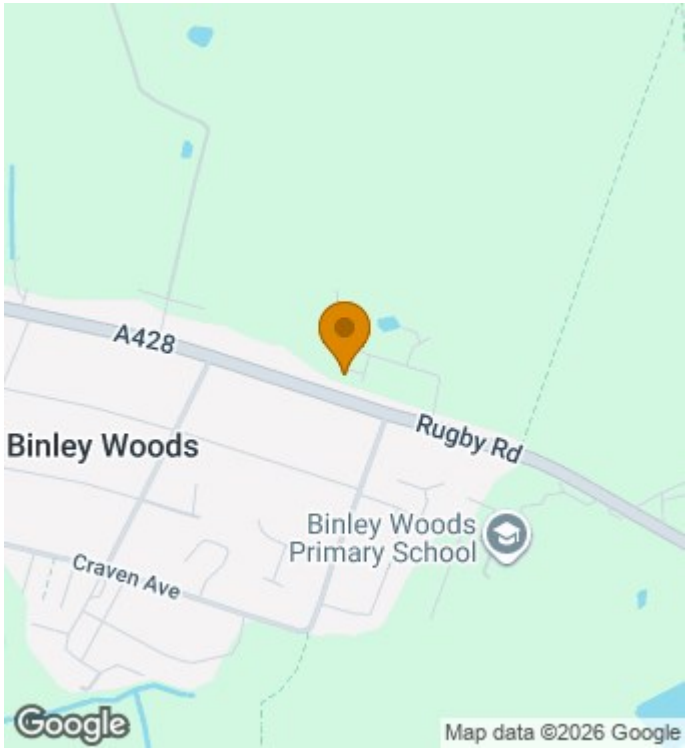
Total area: 735.00 sq ft

Disclaimer

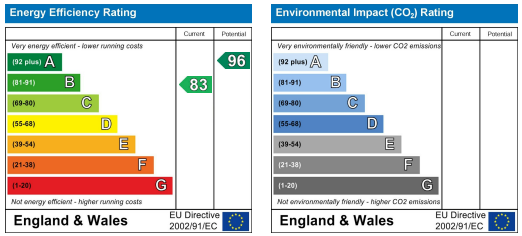
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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