



Cabourn Drive, Bingham
Nottingham, NG13 7AD



Cabourn Drive, Bingham Nottingham, NG13 7AD 60% Shared ownership £141,000

Offered to the market is this Two Double Bedroom Property at 60% Shared Ownership. Located within the desirable Roman Quarters in Bingham and still having the benefit of being under the 10 years builders guarantee with accommodation comprising: Entrance Hall. Living Room opening through to the Kitchen, Two Double Bedrooms, Family Bathroom, Rear Garden and off street parking. Monthly rent and charges are approximately £301.01 per Month. There is the ability to staircase or purchase this property at 100%. EPC Rating B. Leasehold. Council Tax Band - B.

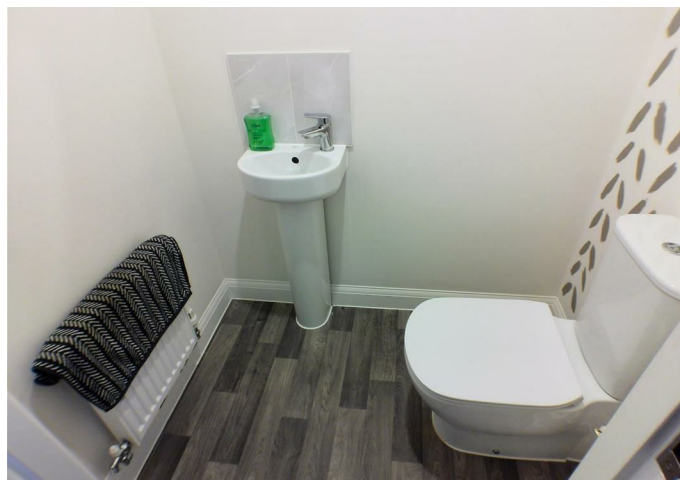
Entrance

Double glazed front door, stairs rising to the first floor and open through to the Living / Dining / Kitchen Space.

Living Area

10'4" x 16'5" (3.17 x 5.01)

UPVC double glazed window to the front elevation, television point, white panel door to a large walk-in storage cupboard and open through to the Kitchen Dining Space.



Kitchen Dining Space

10'1" x 8'3" (3.08 x 2.54)

Fitted with a good range of white fronted base and wall mounted units with work surface over, cupboard housing the gas central heating boiler, inset sink and drainer, space and plumbing for washing machine, built-in electric fan assisted oven and grill with four ring gas hob and extractor over, space for fridge freezer, wood effect flooring uPVC double glazed window to the rear elevation and white panel door to the Rear Hall.

Rear Hall

5'0" x 5'10" (1.54 x 1.78)

Continuation of the wood effect flooring, double glazed door to the Rear Garden and white panel door to the W.C.

W.C.

Fitted with a two piece suite comprising: W.C. and pedestal wash basin and having continuation of the wood effect flooring.

Landing

White panel doors to the Bedroom and Bathroom accommodation.

Bedroom One

11'5" max x 13'5" max (3.49 max x 4.10 max)

Two uPVC double glazed windows to the front elevation and built-in storage cupboard.

Bedroom Two

10'11" max x 13'7" max (3.34 max x 4.16 max)

UPVC double glazed window to the rear elevation and built-in storage cupboard.

Family Bathroom

6'0" x 7'1" (1.85 x 2.17)

Fitted with a three piece suite comprising: W.C., wash basin and panel bath with chrome shower over, tiling to wet areas and wood effect flooring.

Rear Garden

Shaped lawn, timber shed ideal for storage and timber gate leading round to the front of the property.

Outside to the Front

There is a driveway providing off street parking for two vehicles with electric charging point.

Money Laundering Regulations

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.

Note

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 and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

Agents Note

This property is shared ownership offered at 60% with the rent and charges being approximately £301.01 per month

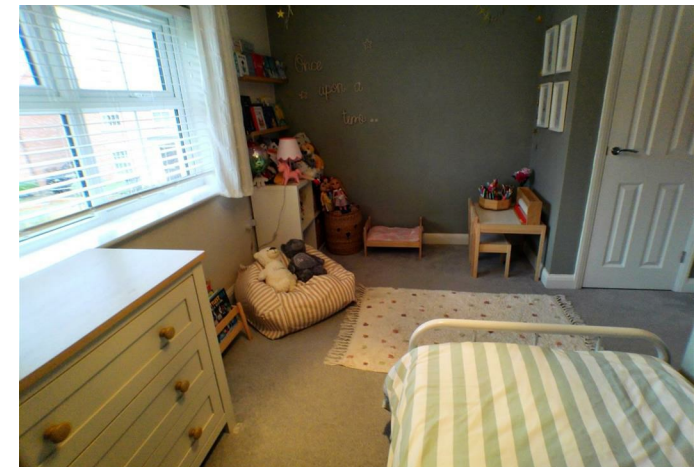
At 60% share this property will be leasehold with a 125 Year lease from when the property was built in 2020

You are able to staircase or purchase this property at 100%

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very Low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO ₂) 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		



t: 01949839839
 e: bingham@newtonfallowell.co.uk
www.newtonfallowell.co.uk