



46 Bemrose Drive

Radcliffe-On-Trent | NG12 1BF | Shared Ownership at £149,000

ROYSTON
& LUND

- Three Bedrooms
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - B
- Semi Detached
- Immaculately Presented Throughout
- Ground Floor WC
- Excellent Transport Links
- Council Tax Band - B





****65% Share with the opportunity to purchase 100% of the freehold at £285,000****

A THREE bedroom semi detached property located in Radcliffe on Trent. Situated close by to numerous amenities such as local shops, pubs and being in the catchment area for well regarded schools as well as having great access into West Bridgford and the City Centre via a regular bus service.

Ground floor accommodation comprises of a generous size living room to the rear aspect which allows access to the rear garden via French doors. The kitchen is ample in size with integrated appliances such as an oven, hob and extractor fan with plenty of room to fit your own freestanding. The ground floor further boasts a downstairs WC and under stair storage.

To the first floor there are three well proportioned bedrooms that share a three piece family bathroom comprising of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking for two vehicles and to the rear there is a low maintenance garden with a patio and lawn which is enclosed with fenced borders.

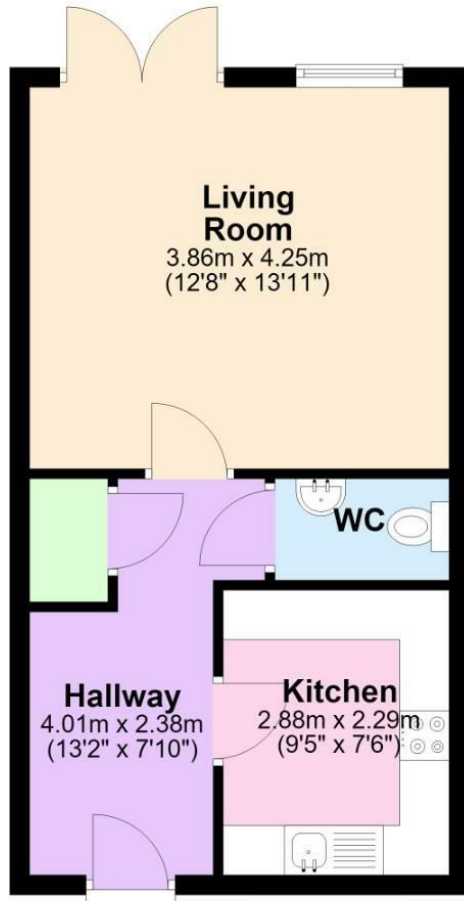
Figures at 65% shared ownership:

Current Monthly Rent: £236.84

Current Monthly Service Charge : £19.27

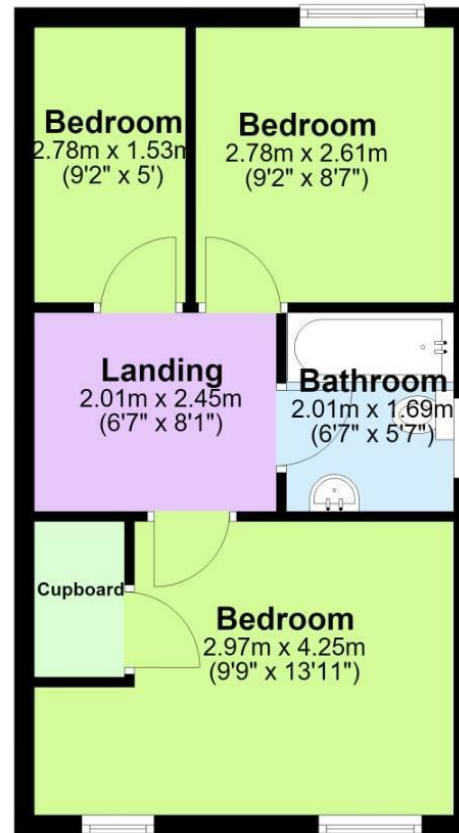
Ground Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.4 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**