



48 Donald Cobley Close,
Hinckley, LE10 0ZE

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**** SHARED OWNERSHIP PURCHASE ** SOLD AS SEEN ****

(Price shown is 50% purchase. Full purchase price would be £200,000)

This modern end town house provides spacious accommodation arranged over two floors including: a bright living room, a kitchen/diner with a range of fitted units and plenty of space for dining, plus a wc on the ground floor, with the first floor landing giving access to two bedrooms, and a fitted bathroom.

There is an enclosed garden to the rear of the property, laid to lawn and a patio seating area, plus off road parking to the front.

Situated in the market town of Hinckley, the property is within reach of a range of local facilities, and of main road routes to Leicester.

With shares available to purchase from 10% to 75%, this property will make an ideal first time purchase.

50% Shared Ownership £100,000





ACCOMMODATION

The canopied entrance door opens directly into the living room.

The spacious living room has a window to the front, a radiator, stairs rising to the first floor, and open access to a small inner hallway. From this inner hallway, there are doors into the ground floor wc, and to the kitchen/diner, along with a useful storage cupboard.

The ground floor wc has a wash hand basin, and wc.

The kitchen/diner has a range of wall, drawer and base units, roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, a built in oven, and a gas hob with an extractor hood over. There is a window to the rear, plenty of space for a dining table and chairs, a radiator, and a door opening to the rear garden.

On reaching the first floor, the landing has doors into both bedrooms, and the bathroom.

Bedroom one has a window to the front, a radiator, and a storage cupboard.

Bedroom two has two windows to the rear, and a radiator.

Completing the accommodation, the family bathroom has a panelled with a mixer tap and shower attachment and a glazed screen over, a pedestal wash hand basin, and a low flush wc. There is a window to the side.

OUTSIDE

At the front of the property there is off road parking for one vehicle, and access to the canopied entrance door.

Fully enclosed by timber screen fencing, the rear garden includes a paved patio seating area, and a lawned area.

Shared Ownership Information

The property is offered on a Shared Ownership Purchase basis. Shares can be purchased between 10% and 75% on the first purchase, with rent (per month) then payable as follows:-

10%	= £412.50
25%	= £343.75
30%	= £320.83
40%	= £275.00
50%	= £229.17
60%	= £183.33
70%	= £137.50
75%	= £114.58

For information about the qualification and application process, please contact Thomas James Estate Agents.

Leasehold & Service Charge Details

We are advised that the property is leasehold, on a Shared Ownership House Lease type.

We are informed that the lease issued will be for 990 years, with the commencement date of when the property was originally owned by the vendor.

We understand that the service charge for the period 1 April 2026 to 31 March 2027 will be levied at £53.66 per month. (This amount does not include rent).

Council Tax Band

Council Tax Band B. Hinckley & Bosworth Borough Council.

Amount Payable 2026/2027 £1,829.61.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

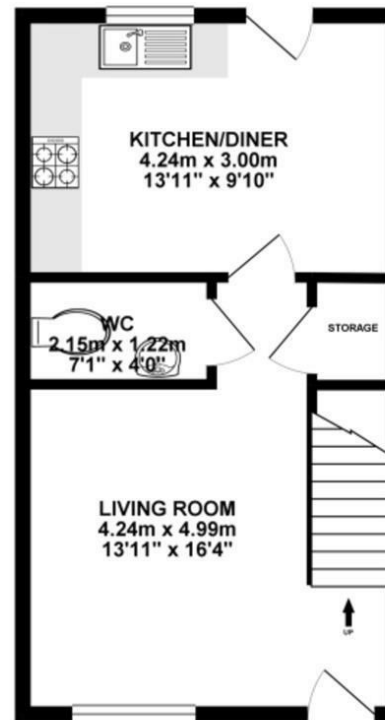
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

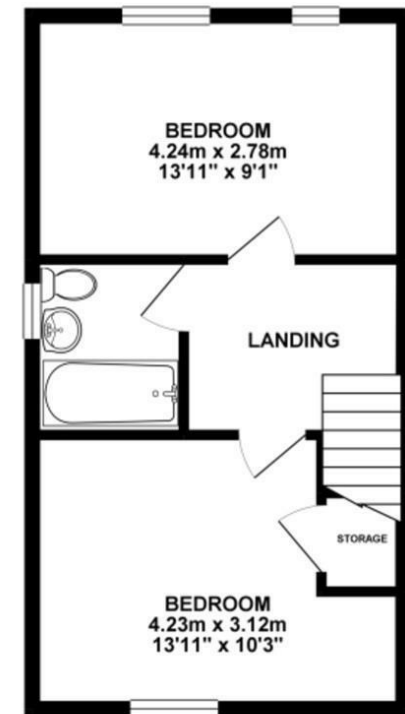
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	

GROUND FLOOR 33.80 sq. m.
(363.84 sq. ft.)



1ST FLOOR 33.47 sq. m.
(360.28 sq. ft.)



TOTAL FLOOR AREA : 67.27 sq. m. (724.12 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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