



30 Readwald Drive,
Rainworth, NG21 0TB

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SOLD AS SEEN * SHARED OWNERSHIP PURCHASE

(Price shown is 50% purchase. Full purchase price would be £195,000)

Presenting an exceptional opportunity to acquire a well-appointed three bedroom semi-detached house, this attractive property is offered with no upward chain and the benefit of flexible shared ownership options (from 10% to 75%).

The home is thoughtfully designed for comfortable modern living, featuring double glazing throughout and efficient gas central heating, ensuring a warm and energy-efficient environment all year round.

For added convenience, the property offers off road parking via a private driveway, providing secure and accessible parking for residents and visitors alike.

This superb house is ideally suited to first-time buyers, growing families or those looking to downsize without compromising on comfort and style. With its appealing layout, and flexible purchase options, this property represents a rare opportunity to secure a desirable home in a sought-after residential location.

Rainworth enjoys a range of local facilities, and lies within easy reach of Nottingham, and Mansfield.

Early viewing is highly recommended to fully appreciate the quality and value on offer.

50% Shared Ownership £97,500





ACCOMMODATION

Upon entering, you are welcomed by a spacious hallway that leads to a bright and airy living room, perfect for relaxation and entertaining guests. The contemporary kitchen is fitted with a range of modern units and ample worktop space, providing a practical and stylish setting for culinary pursuits. Adjacent to the kitchen, a convenient dining area creates a sociable hub for family meals.

The property boasts three generously sized bedrooms, each offering plenty of natural light and versatility to accommodate family members, guests or home office needs. The principal bedroom benefits from an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms., both finished with modern fixtures and fittings.

Additional features include ample storage solutions throughout the home, ensuring a clutter-free and organised living space.

OUTSIDE

At the front of the property, a pathway leads to the entrance. The garden to the rear of the property is laid out with a patio seating area, with lawn and shrub beds beyond.

For added convenience, the property offers off road parking via a private driveway, providing secure and accessible parking for residents and visitors alike.

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%	£402.19
25%	£335.16
30%	£312.81
40%	£268.13
50%	£223.44
60%	£178.65
70%	£134.06
75%	£111.72

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 £51.08 per month. (This amount does not include rent).

Council Tax Band

Council Tax Band B. Newark & Sherwood District Council.

Amount Payable 2026/2027 £2,038.01

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.

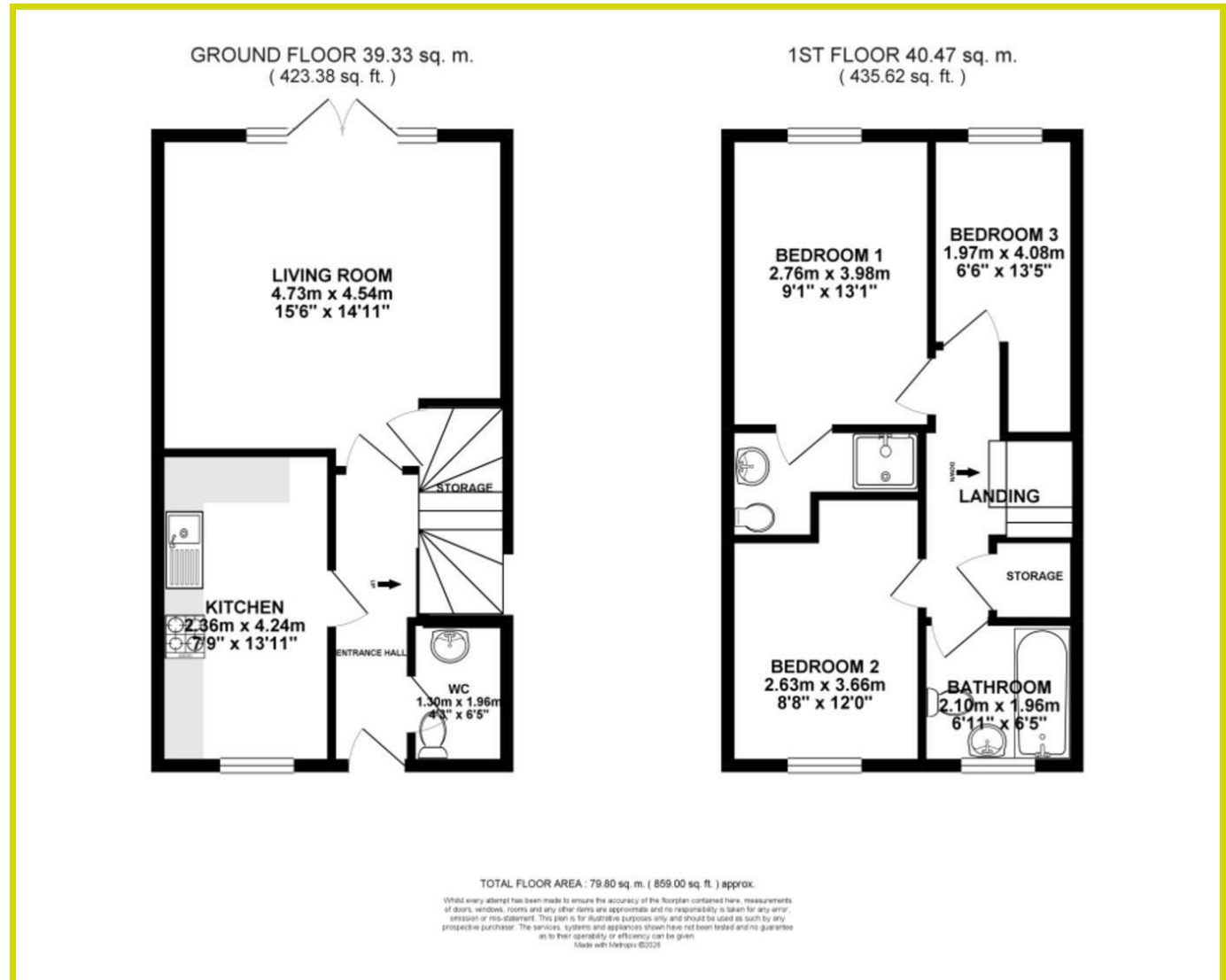
DISCLAIMER NOTES

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			95
(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	



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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.

TJ
THOMAS
JAMES

