



1 Broadleaf Drive, The Acorns, Clipstone Road East,
Forest Town, Mansfield, NG19 0HS

TJ
THOMAS
JAMES

1 Broadleaf Drive, The Acorns, Clipstone Road East, Forest Town, Mansfield

**** SHARED OWNERSHIP PURCHASE ** CALKE DESIGN ****

(Price shown is 50% purchase. Full purchase price would be £260,000)

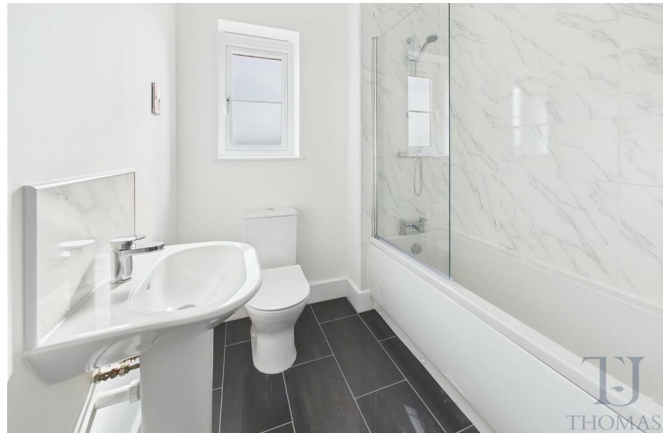
This brand new Stancliff Homes (Calke design) semi detached property provides spacious accommodation arranged over two floors including; an entrance hallway, a fitted kitchen, a lounge/dining room with bi-fold doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating and double glazing, the property also has off road parking for up to two vehicles.

Situated within easy reach of facilities in Forest Town, and Clipstone, the property is close to main road routes giving access to Mansfield and Nottingham.

Offered to the market on a Shared Ownership Purchase basis, the property will make an ideal first home.

25% Shared Ownership £65,000





ACCOMMODATION

The entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an understairs storage cupboard, and doors into the ground floor wc, the lounge/dining room, and the kitchen.

The ground floor wc is fitted with a wc, and a wash hand basin.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, plus a built in electric oven, and a gas hob. There is open access from the kitchen, to the lounge/dining room.

The lounge/dining room has ceiling light points, a radiator, and bi-fold doors opening to the rear garden.

On reaching the first floor, the landing has an airing cupboard, and doors into all three bedrooms, and the family bathroom.

Bedroom one has a window to the rear, a radiator, a ceiling light point, and a door into the en-suite shower room. The en-suite shower room is fitted with a shower enclosure, a wash hand basin, and a wc. There is also a radiator.

Bedroom two has a window to the front, a radiator, and a ceiling light point.

Bedroom three has a window to the rear, a radiator, and a ceiling light point.

Completing the accommodation, the family bathroom is fitted with a bath, a wash hand basin, and a wc. There is window to the front.

OUTSIDE

There is off road parking for two vehicles

Shared Ownership Details

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

Details will be given on request.

To confirm a £500.00 reservation fee following successful application

Leasehold Information

There is a £250 Service charge

No Ground Rent is payable

Council Tax Band

Council Tax Band TBC

Referral Arrangement Note

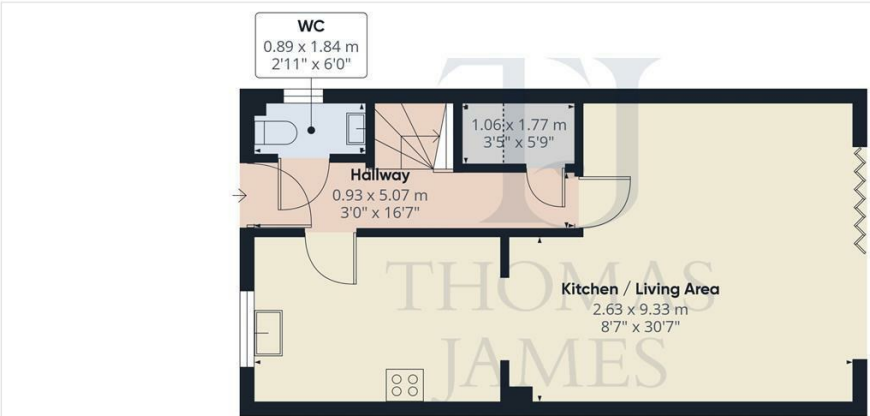
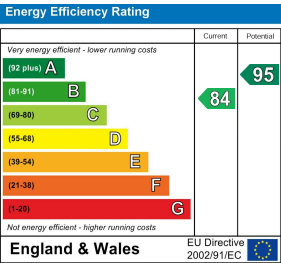
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.



Floor 0



Floor 1

Approximate total area[®]
83.43 m²
898.03 ft²

Reduced headroom
0.61 m²
6.54 ft²

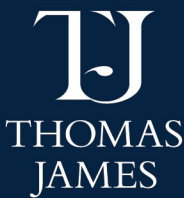
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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.

