



11 (Plot 79) Cormorant Road,
Nottingham, NG11 6RW

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STONEWATER in partnership with Avant Homes, is proud to present a collection of 2 and 3 bedroom houses for shared ownership at the popular Wilbur Chase development in Ruddington. Each property benefits from allocated parking for 2 cars and a turfed rear garden.

This semi detached home gives a superb way to get into your own home, and onto the property ladder!

The property provides accommodation arranged over two floors which includes an entrance hall, a wc, and an open plan reception (incorporating the fitted kitchen area and the living area) with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms and the bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, and two allocated car parking spaces, plus an electric vehicle charging point.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is conveniently located for access to Nottingham City Centre, the QMC and the M1, and is within easy reach of a wealth of facilities in the village itself, including excellent restaurants, public houses, shops, schools and the award winning Rushcliffe Country Park.

40% Shared Ownership £108,000





DISCLAIMER NOTES

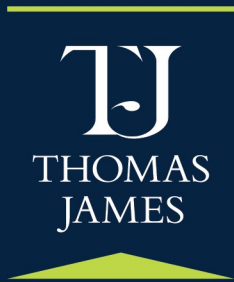
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MONEY LAUNDERING

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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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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