

Pritchard Drive Kegworth, Derby, DE74 2AZ

John German 

Shared Ownership £90,000



This beautifully presented modern semi detached house is offered for sale on a 50% shared ownership basis, making it an ideal first time buy.

It boasts a lounge, open plan dining kitchen, three bedrooms including a lovely master bedroom with en-suite. Early viewing is strongly recommended.

Distinctly
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As you step into the property you will find yourself inside a through-reception hallway; here stairs ascend to the first floor whilst to your left is a modern guest cloakroom/wc.

There is a well proportioned lounge with the benefit of a dual aspect UPVC double glazed windows. The lounge has a connecting door through to a full-width open plan kitchen dining room.

The kitchen is fitted with an ample range of units with complementary work surfaces incorporating a stainless steel four ring gas hob and electric oven. There is further space for a washing machine, dishwasher and fridge-freezer. The kitchen has ample room for a breakfast table, and French doors lead out to the rear garden. There is also a useful under stairs storage cupboard.

Moving to the first floor you will find three bedrooms, including a lovely master bedroom which has the benefit of fitted wardrobes with sliding doors. It also has the luxury of having its own en-suite shower room.

Completing the first floor accommodation is a family bathroom which is fitted with a white suite comprising: a panelled bath with mains shower above, pedestal wash hand basin and wc.

Outside, the property has off road parking to the side, whilst to the rear is a garden with a patio area and steps leading down to the lawn.

AGENTS NOTE: The property is offered for sale on a 50% shared ownership basis. We are advised that the rent for the remaining 50% share is £190.83 per month and there is an estate service charge of £29.56 per month. In addition to the usual solicitors' fees the purchaser will also pay £250 plus VAT (£300) in legal fees charged by the Associations' solicitor.

Tenure;

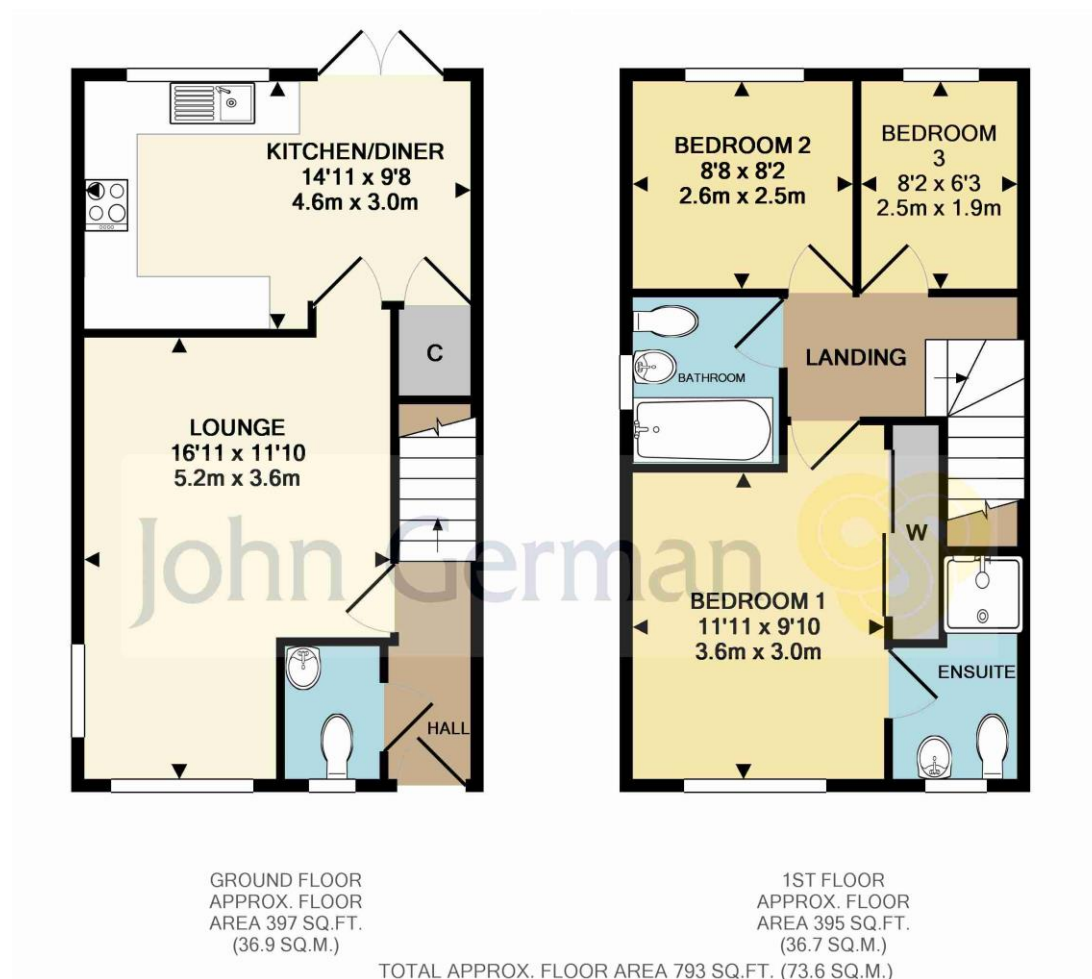
Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services;

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites

www.environment-agency.co.uk



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



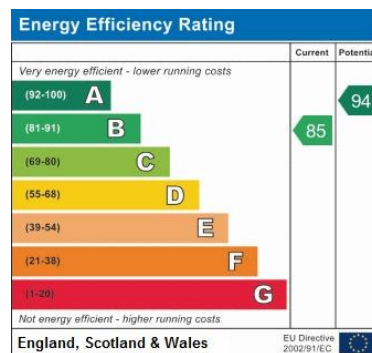


Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



John German

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