



School View, Bottesford, Nottingham NG13 0EW

welcome to

School View, Bottesford, Nottingham

Fully renovated two-bedroom, semi-detached bungalow finished to a high standard throughout. Featuring a stylish open-plan kitchen/living area, modern bathroom, conservatory, generous corner plot and large driveway, this move-in-ready home is ideally located in the sought-after village of Bottesford.



Open Plan Kitchen Diner

23' 4" Widest Point x 13' 1" Widest Point (7.11m Widest Point x 3.99m Widest Point)

Conservatory/Sunroom

9' 6" x 7' 7" (2.90m x 2.31m)

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)

At the front of the bungalow, this room could be used as a lounge, if only one bedroom is required.

Bedroom Two

9' 6" x 9' 5" (2.90m x 2.87m)

Shower Room

7' 5" x 5' 11" (2.26m x 1.80m)

Agents Notes

Lease period is less than 80 years

Please note this property is being sold on a shared ownership basis - 50% for £155,000

Leasehold Total rental charges- including Service Charges - £419.92 PCM

Agents Note1:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

School View, Bottesford Nottingham

- Fully renovated two-bedroom semi-detached bungalow
- Stylish neutral décor throughout
- Spacious open-plan kitchen/living area
- Generous corner plot with patio area
- Large driveway providing ample parking

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 722.76

Ground Rent: 4316.28

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Jul 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£155,000



Total floor area 64.1 m² (690 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114595 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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