

## Description:

\*\*\*30% SHARED OWNERSHIP PURCHASE\*\*\*

This is a beautifully presented semi detached house with 2 double bedrooms, a lounge featuring a woodburner, and with a fitted kitchen & downstairs WC.

There is a lovely, good sized, south facing rear garden, and the house has gas fired central heating. In addition, electric PV panels provide 'free' electricity during daylight hours. See sales particulars for details concerning the shared ownership.

## 30% Shared Ownership Price £48,000\*

### Hill View Gardens Morton Bourne PE10 0TZ

# Hill View Gardens Morton

## Bourne PE10 0TZ

£48,000

Semi Detached House

Lounge With Woodburner

South Facing Rear Garden

Downstairs WC

2 Double Bedrooms

Immaculate Throughout

Well Fitted Kitchen

Bathroom

No Chain

**LOUNGE** 4.53m x 3.26m (14'10" x 10'8") max With entrance door, PVCu double glazed window to front, woodburner, radiator, stairs to first floor landing.

**CLOAKROOM** Comprising pedestal wash hand basin, low-level wc and extractor fan, radiator.

**KITCHEN/BREAKFAST ROOM** 4.53m x 2.79m (14'10" x 9'2") max Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, 1½ bowl stainless steel sink unit with single drainer, plumbing for washing machine & dishwasher, PVCu double glazed window to rear, radiator, PVCu double glazed door to garden, built-in storage cupboard with light and power.

### LANDING

**BEDROOM 1** 4.51m x 2.81m (14'10" x 9'3") max PVCu double glazed window to rear, radiator.

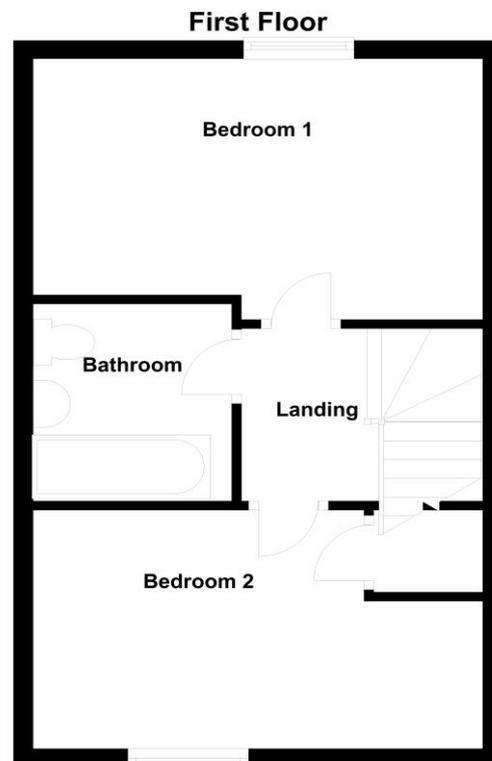
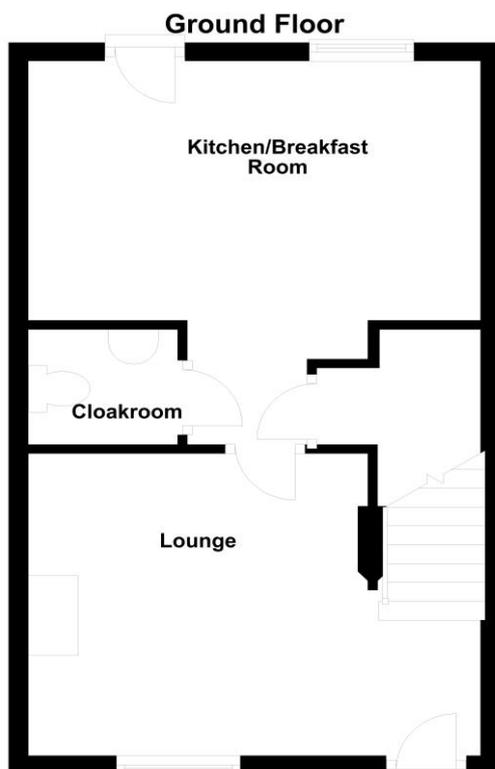
**BEDROOM 2** 4.51m x 2.57m (14'10" x 8'5") max PVCu double glazed window to front, radiator, boiler cupboard housing gas fired boiler.

**BATHROOM** Comprising panelled bath with thermostatic shower attachment, pedestal wash hand basin, low-level WC, extractor fan, shaver point, radiator.

**OUTSIDE** The front garden is set to gravel, with a driveway adjacent the house leading to off road car parking. The rear garden is a lovely feature of the property being south facing and laid for easy management with raised beds, & a couple of sheds.

**LEASEHOLD DETAILS** We understand that the house is sold subject to an original 125 year lease dating from 2013.

**SHARED OWNERSHIP DETAILS** The house is sold on a 30% shared ownership basis. Essentially cash, or a mortgage, is used to purchase the 30% share, with rent being paid to the freeholder for the balance. We understand the current rent to be £228.04 PCM. We understand that there is the opportunity for an incoming buyer to 'staircase' to a greater level of ownership, which will then reduce the rent payable.



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.