

HUNTERS®

HERE TO GET *you* THERE



Baker Avenue

Gringley-On-The-Hill, DN10 4FQ

25% Shared Ownership £40,000



Council Tax: B



18 Baker Avenue

Gringley-On-The-Hill, DN10 4FQ

25% Shared Ownership £40,000



DESCRIPTION

Briefly the accommodation comprises Lounge, Kitchen Diner, downstairs cloakroom, three bedrooms and family bathroom whilst outside is garden to the rear and allocated parking space to the front. The property also benefits from double glazing and an efficient ground source heating pump system.

ACCOMMODATION

The property is accessed via a composite door leading into:

LOUNGE

14'9" x 11'8" (4.51m x 3.57m)

TV point, wall mounted thermostat, uPVC double glazed window to the front elevation, radiator, laminate flooring and stairs rising to first floor accommodation. Opening leading into:

KITCHEN DINER

14'8" x 12'3" to maximum dimensions (4.48m x 3.75m to maximum dimensions)

uPVC double glazed window to the rear elevation and uPVC double glazed French doors giving access out to the patio area and lawned garden beyond. Fitted kitchen comprising base, drawer and wall units with complementary worksurfaces, tiled splashbacks, inset ceramic sink and drainer with mixer tap, integrated electric oven, four ring hob with extractor over, provision for automatic washing machine and space for fridge freezer, radiator, laminate flooring and door giving access to understairs storage area, second door giving access to:

DOWNSTAIRS W.C .

6'2" x 3'3" (1.88m x 1.00m)

Suite comprising w.c., pedestal wash hand basin with tiled splashbacks and radiator.

FIRST FLOOR LANDING

Radiator, built in storage cupboard and doors giving access to:

MASTER BEDROOM

13'5" x 8'1" (4.10m x 2.47m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

10'7" x 8'1" (3.23m x 2.47m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM THREE

6'8" x 6'4" (2.05m x 1.95m)

uPVC double glazed window to the rear elevation, radiator and loft access.

FAMILY BATHROOM

6'5" x 6'3" (1.97m x 1.92m)

uPVC double glazed window to the front elevation, suite comprising w.c., wash hand basin, panel sided bath with mixer shower over, tiled splashbacks and radiator.

EXTERNALLY

To the front is a drive allowing off road parking with slabbed pathway leading to the front entrance door and to the side of the property via a gate leading to the enclosed rear garden which is mainly set to lawn with patio area and outside tap.

Tel: 01302 710773

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'B'

TENURE - LEASEHOLD

99 year lease from and including 1st December 2013.

AGENTS NOTE

Please note this is a shared ownership property with an advertised minimum share of 25% (£40,000) plus rental payment of £324.81

Shares are available from 25% to 80% with reducing pro rata rental payments based on the percentage share bought.

Contact agent for more details and criteria.

There is also an additional monthly service charge payable of £9.74.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our

estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



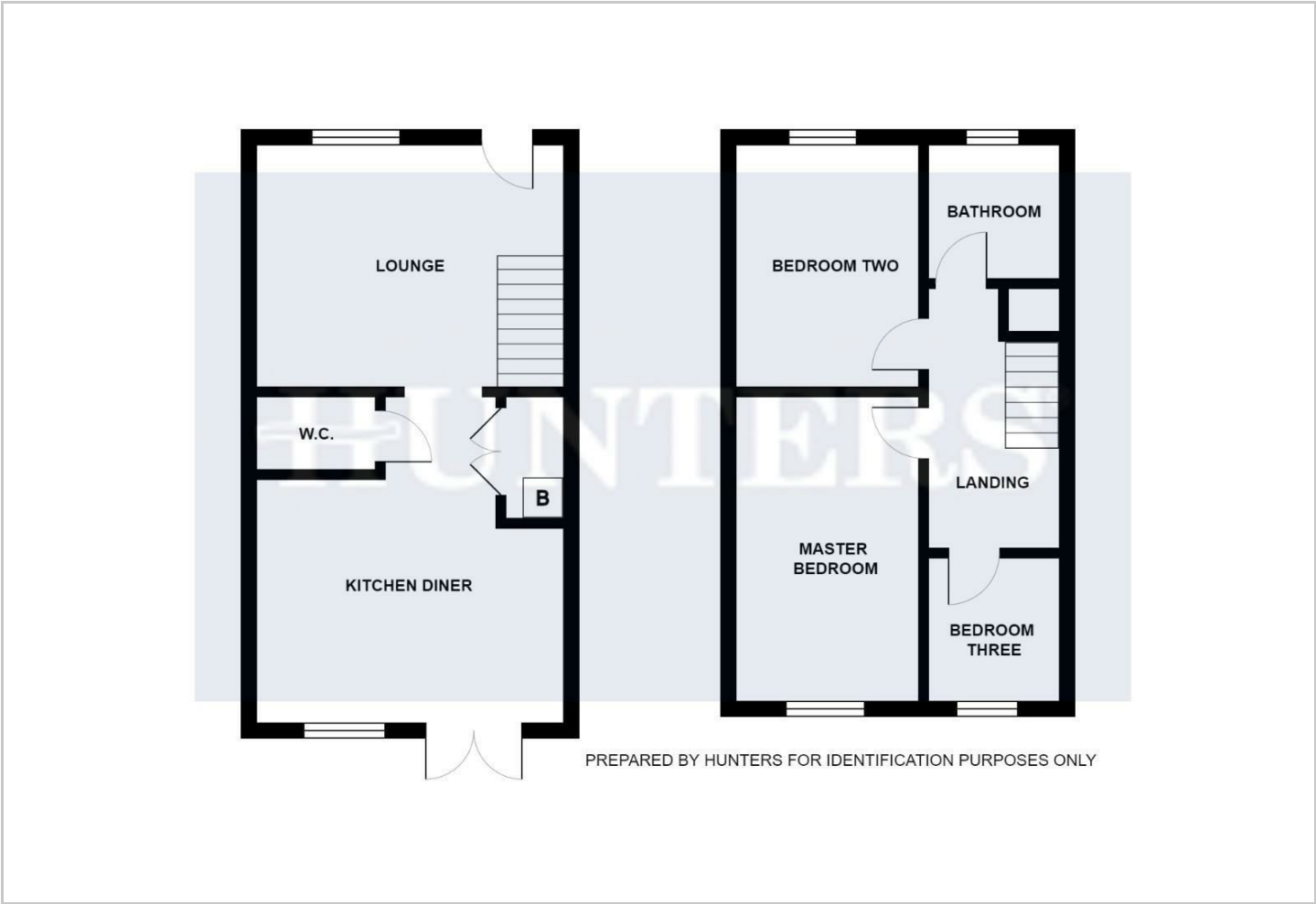
Hybrid Map



Terrain Map



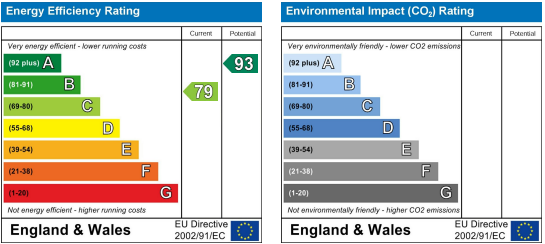
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.