



No. 212 Littondale Sherbourne, Radcliffe on
Trent, Nottingham, NG12 2HY

£285,000

Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Show Homes Open Tuesday - Sunday 10am-5pm
- A Contemporary Style End Terraced Home
- Fitted Shaker Kitchen
- 3 Bedrooms
- Driveway for Two Cars
- No 212 Littondale - Part of the Discounted Market Value Scheme
- Hallway and Ground Floor WC
- Spacious Living/Dining Room
- Contemporary Bathroom
- South Facing Rear Garden

WHAT IS A DISCOUNTED MARKET VALUE HOME?

These homes are available to purchase at 80% of their full open-market value.

They are offered exclusively to buyers who meet the following simple eligibility criteria:

- * You must be a first-time buyer
- * You must be aged 18 or over
- * You must secure a mortgage for at least 50% of the property's value

Under the scheme, eligible first-time buyers can purchase 100% ownership of the home while paying only 80% of its market value. The discount is applied from the outset, meaning:

- * You own the property outright from day one
- * Your deposit and mortgage are calculated on the reduced price
- * You benefit from the full rights of homeownership, but with a significantly lower upfront cost

RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

SPITFIRE HOMES

Spitfire Homes is an award-winning homebuilder with a proven track record for creating design-led, sustainable properties across the Midlands. Whether presenting a deliberate contrast or seamlessly tying in with the local vernacular, the combination of quality materials, striking architectural detail and carefully considered layouts enables Spitfire to create places that people want to call home.

PHOTOGRAPHY AND CGI'S

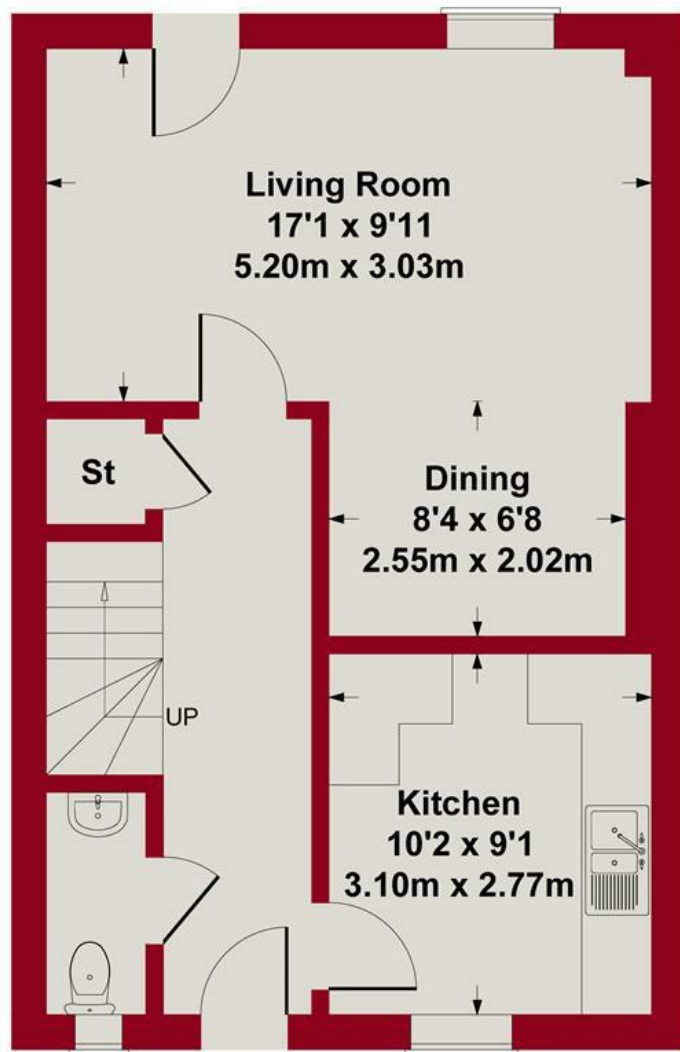
Photography is taken from already constructed homes of the same house type. Computer generated images (CGI's) are of the relevant house type and not necessarily the specific plot. Roof and brick materials vary per home, please ask for specific plot details.

An aerial photograph of a residential development. In the foreground, a curved path or road runs alongside a small, calm pond. The pond reflects the surrounding greenery and the houses in the background. The houses are multi-story, brick buildings with dark roofs, arranged in a row. The sky is a deep, dark blue, suggesting dusk or dawn. The overall scene is peaceful and well-maintained.

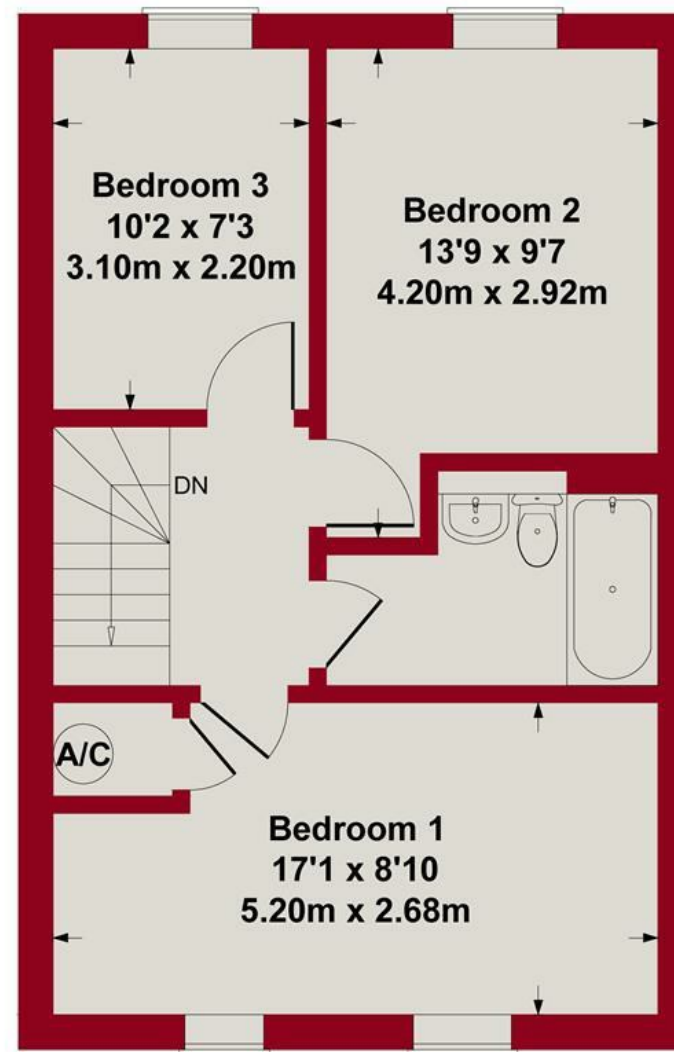
SPITFIRE HOMES

A MULTI AWARD-WINNING HOMEBUILDER





GROUND FLOOR



FIRST FLOOR

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
England & Wales		EU Directive 2002/91/EC 

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		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



RICS



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