

# JOHNSONS & PARTNERS

Estate and Letting Agency



**2, MAIN STREET, EPPERSTONE**

NOTTINGHAM, NG14 6AG

**£85,000**





## 2, MAIN STREET

EPPESTONE, NOTTINGHAM, NG14 6AG

£85,000



A beautifully presented, three bedroom semi detached home, located within this idyllic and sought after village setting. The property is being marketed as a 25% share with the remainder to be rented at a current rent of £814.00 per calendar month. With the option of buying up to 100%. The property is close to the centre of the village where you will find the quintessential village pub with a restaurant and gardens. There is lovely countryside all around whilst more diverse amenities are just a short commute away.

In brief, the double glazed and semi detached accommodation comprises, reception hallway, bay fronted lounge and good sized dining kitchen completes the ground floor. On the first floor there is a landing with three good sized bedrooms off and a modern family bathroom. To the outside there are easy to care for gardens to both the front and rear with gated access to the allocated parking spaces at the rear.

We most strongly recommend an internal viewing in order to fully appreciate both the accommodation and location. Contact us now to book your personal viewing appointment.

Reception Hallway  
10'10 x 6'9 (3.30m x 2.06m)

Lounge  
13'4 x 13'1 (4.06m x 3.99m)

Dining Kitchen  
20'7 x 10' (6.27m x 3.05m)

First Floor Landing

Bedroom One  
10'10 x 10'9 plus recess (3.30m x 3.28m plus recess)

Bedroom Two  
12' x 8'4 (3.66m x 2.54m)

Bedroom Three  
9'5 x 7' (2.87m x 2.13m)

Bathroom  
8'1 x 4'6 (2.46m x 1.37m)

Outside

Front Garden

Rear Garden

Parking Located At The rear

#### Shared Ownership Criteria

The remaining 75% share is managed by Places for People. We understand that any prospective purchaser must meet certain criteria including that this property must be their only property and any savings post completion must not exceed £80,000. Further information can be found at <https://www.placesforpeople.co.uk/find-a-home/homes-to-buy> or by calling 01772 667002. Rent on 75% share is currently £814.00 per month (correct as of April 2025)

#### Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Newark and Sherwood Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



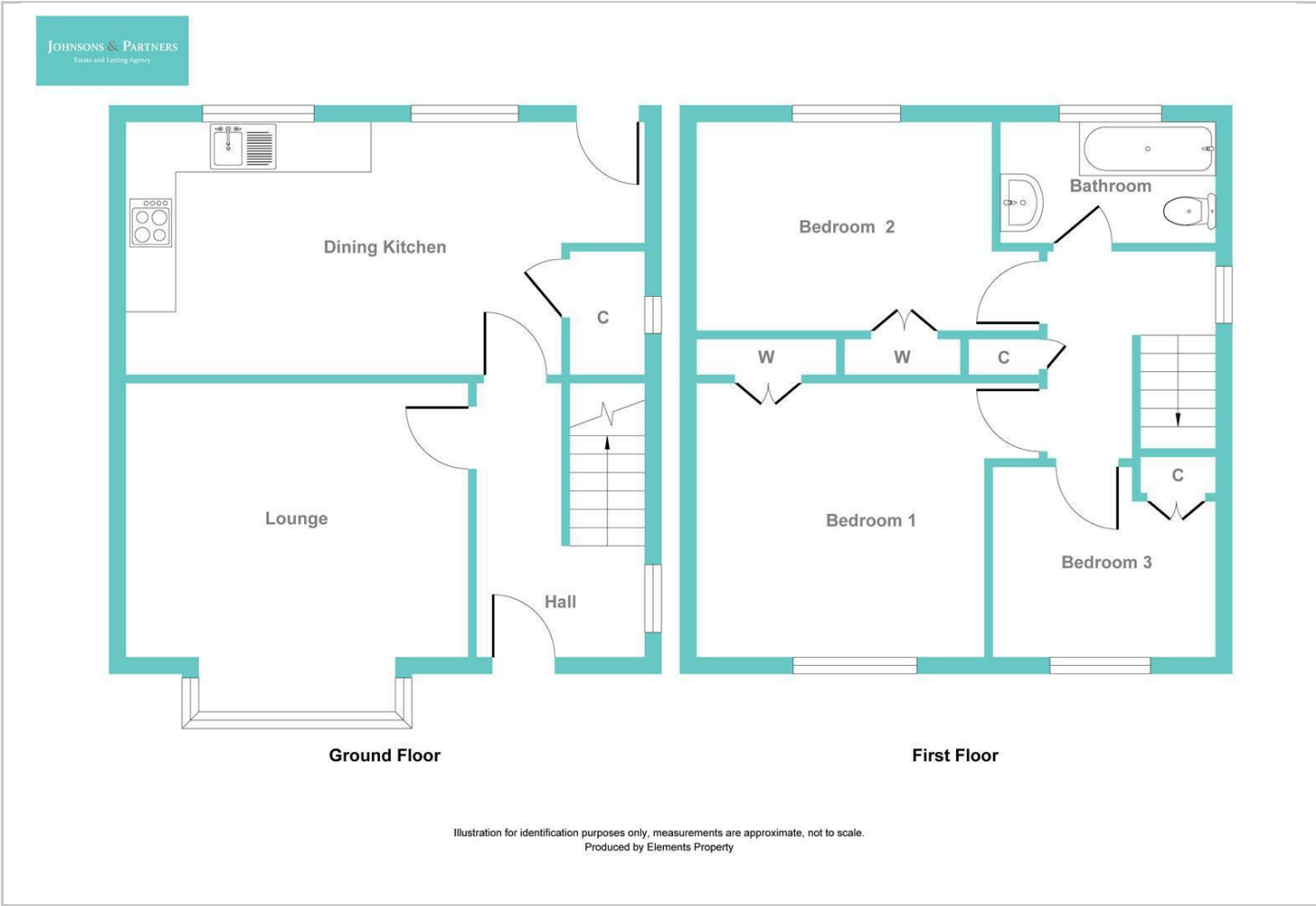
Hybrid Map



Terrain Map



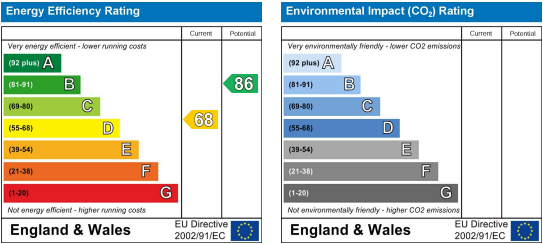
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.