

9 Howieson Court, Mapperley, NG3 5UY

70% Shared ownership £180,000

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Marriotts



9 Howieson Court
Mapperley, NG3 5UY

- 70% shared ownership under the Gedling Borough Council 'First Home Scheme'
- Modern fitted kitchen and bathroom
- Off street parking
- Semi-detached house with two double bedrooms
- Living room with French doors to the rear garden
- Excellent location close to Mapperleys amenities and Gedling country park

Sold under the Gedling Borough Council 'First Home Scheme', offering 70% ownership with no rent payable - making it an attractive option for those looking to step onto the property ladder.

This modern semi-detached house is located in the desirable area of Mapperley, and offers a delightful living experience, perfect for families or first-time buyers seeking a comfortable home.
As you enter, you are greeted by a welcoming entrance hall with a convenient downstairs toilet. The fitted kitchen is well-equipped and the spacious living room features elegant French doors that open up to the enclosed rear garden. This garden is a lovely retreat, complete with a well-maintained lawn and a patio area, perfect for summer gatherings or quiet evenings. To the first floor the property has two well-proportioned bedrooms and the bathroom is fitted with a modern three-piece suite. Off street parking is available via the tandem driveway to the side of the property.

The location is particularly appealing, as it is just a short walk from Mapperley Top, where you can enjoy a variety of amenities including shops, bars, cafes, and restaurants. Additionally, there are excellent transport links to Nottingham City Centre and the surrounding areas. For those who appreciate the outdoors, Gedling Country Park is within easy reach, offering beautiful green spaces for leisurely walks and recreational activities. Local supermarkets are also nearby, ensuring that your daily shopping needs are met with convenience.





70% Shared ownership £180,000



Entrance
Steps lead to the composite front door, which opens into the hallway, tiled, with a radiator and wall-mounted thermostat. Accessed from the hallway, the downstairs toilet has a corner wash hand basin with mixer tap, toilet with dual flush, extractor fan, RCD board, radiator and tiled floor.

Kitchen
The kitchen is fitted with modern grey units, worktop and upstand. There is space for an under-counter fridge, freezer and washing machine. There is an integrated electric oven, 4-ring gas hob and extractor hood. Stainless steel double bowl-sink, drainer and mixer tap. Tiled floor, UPVC window to the front and radiator.

Living room
The living room has fitted carpet, a radiator and UPVC French doors leading into the garden. There is also a good-sized understairs storage cupboard

Landing
Carpeted stairs rise to the carpeted landing, which has a radiator, loft access. The loft has a pull-down ladder and is boarded.

Bedroom 1

With half panelled walls, carpet, radiator, two UPVC window to the front and over stairs storage cupboard.

Bathroom

The bathroom has fully tiled walls and floors, a three-piece suite comprising a bath with mixer taps, a mains shower over and a shower screen. Toilet with dual flush and a wash hand basin with mixer tap. There is also a heated towel rail and extractor fan.

Bedroom 2

UPVC window to the rear, radiator and carpet.

Outside

The rear garden is largely lawned, with a paved patio area from the living room. The garden is fully enclosed with a side gate and an outdoor tap.

There is a tandem driveway to the side of the property providing off-street parking for two cars.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling - Band B
PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: None
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus energy
MAINS ELECTRICITY PROVIDER: Octopus energy
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: Yes - Negotiable
ACCESS AND SAFETY INFORMATION: Steps to the front and rear entrance

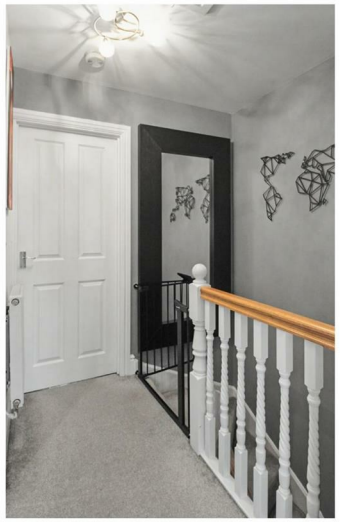
OTHER INFORMATION:

This property is sold under the Gedling Borough Council 'First Home Scheme' 70% ownership. To be eligible for the purchase,







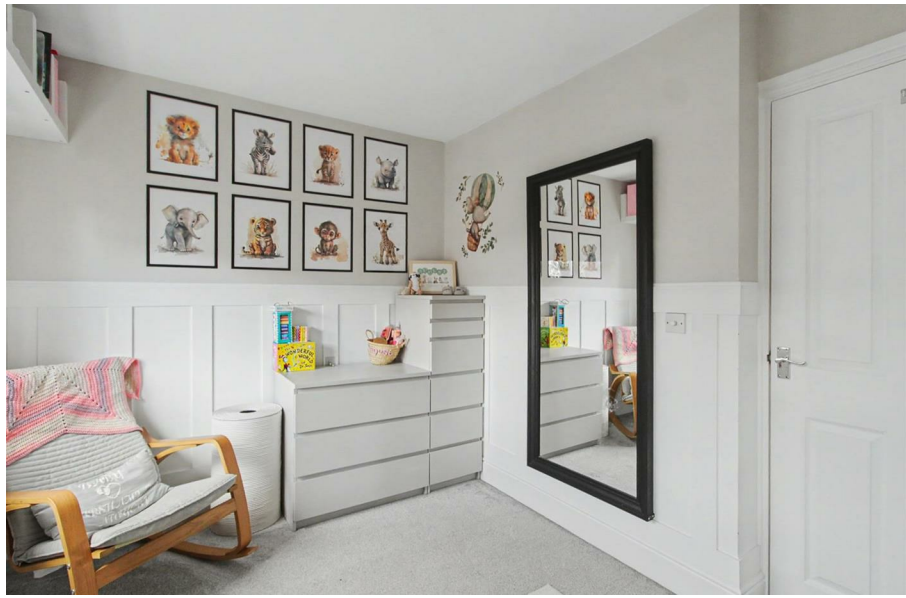



The WONDERFUL WORLD of Dr. Seuss

prospective purchasers must meet the following criteria:

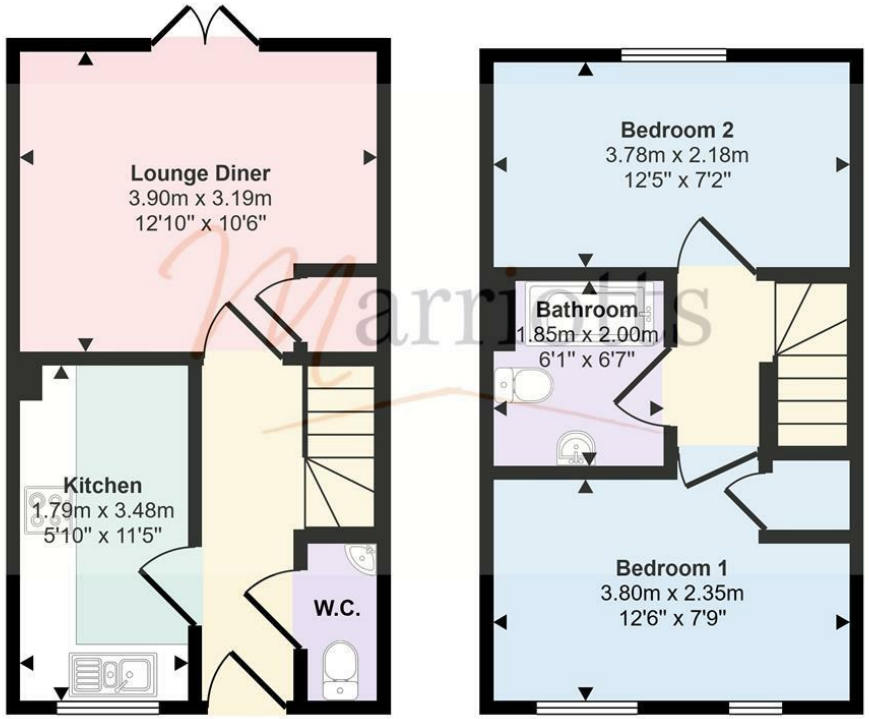
You must be:

- 18 or older
- Have lived in Gedling Borough Council's administrative area for 3 of the last 5 years; or
- Have immediate family member(s) who are living in Gedling Borough Council's administrative area; or
- Have permanent employment within Gedling Borough Council's administrative area; or are in service of the regular or reserve armed forces of the Crown or have applied within five years of leaving.
- A first-time buyer (or if joint both must be first time buyers)
- A able to get a mortgage for at least half the price of the home
- Buying the home as part of a household where total income is no more than £38,800





Approx Gross Internal Area
52 sq m / 564 sq ft

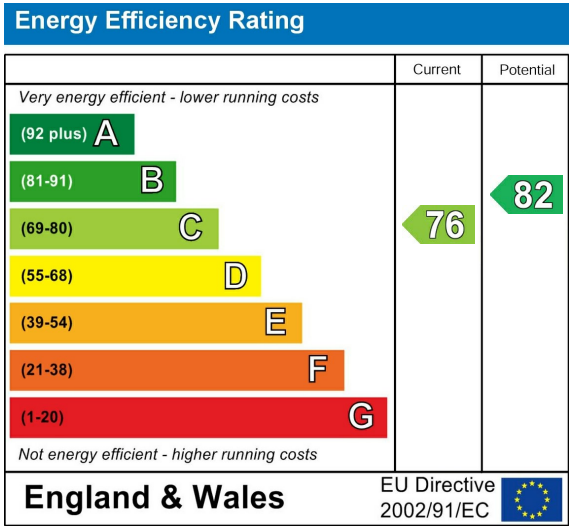


Ground Floor
Approx 27 sq m / 287 sq ft

First Floor
Approx 26 sq m / 278 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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