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8 Clay Terrace, Clay Cross, S45 9UD

50% Shared Ownership £127,500

- Offered at a Shared Ownership of 50%
- Situated on a Popular Residential Development
- French Doors Opening to the Rear Garden
- Three Bedrooms, 1x Principal with En-Suite
- Convenient Location with Easy Access to Chesterfield & Amenities in Clay Cross
- Recently Built Semi Detached Home
- Open Plan Kitchen/ Lounge
- Downstairs WC
- Allocated Parking Available
- Ideal for First Time Buyers Looking to get on the Property Ladder!

Unit 11, The Glass Yard Sheffield Road, Chesterfield, Derbyshire, S41 8JY
01246 275 559
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8 Clay Terrace, Clay Cross S45 9UD

Great Opportunity to Purchase a 50% Shared Ownership Property, which is Situated Within a Desirable Modern Development

Step onto the property ladder with this beautifully presented 50% shared ownership property, offering spacious and modern accommodation in a popular residential location.

The property is entered via a welcoming entrance hall with a convenient ground floor WC. To the rear of the property is an impressive open-plan kitchen/lounge, creating a fantastic social space for modern family living.
The stylish kitchen is fitted with a range of integrated appliances, while the lounge benefits from french doors opening onto the rear garden and skylights creating a bright and airy atmosphere throughout.

The first floor comprises two bedrooms and the family bathroom. Bedroom two is a generous double room, while bedroom three would make an ideal child's bedroom, nursery, home office or dressing room.

Occupying the entire second floor is the superb principal bedroom suite. This spacious room benefits from its own private en-suite shower room, along with skylight windows allowing in plenty of natural light.

Externally, the property benefits from allocated parking and a private lawned garden to the rear.

Situated within easy reach of local amenities, schools and transport links, this fantastic home presents an ideal opportunity for first-time buyers looking for an affordable route onto the property ladder.

Viewing is Strictly By Appointment Only!

Total Floor Area- 98.1 sq.m. / 1,056 sq.ft.

3 2 1 B

sq ft

Council Tax Band: B







Entrance Hall

Kitchen/ Lounge
31'2" x 12'9"

WC Room

First Floor

Bedroom
12'11" x 9'6"

Bedroom
9'5" x 6'3"

Bathroom
6'4" x 6'3"

Second Floor

Bedroom
12'11" x 24'4"

En-suite
6'9" x 6'9"

AML
We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20
Only items referred to in these particulars are included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.

Heylo Shared Ownership, Rent and Details
This property is offered at a 50% Shared Ownership with Heylo
We understand the rent to be £303.20 pcm.
Upon acceptance of an offer any named buyers will have to pass required credit and referencing checks through Heylo. Buyers who fail the credit check will not be able to proceed with the purchase.
Further buyer elegibility criteria can be found through: www.homereach.org.uk/general-eligibility

Lease
The lease is 999 years from 04/10/2024 and we are informed there is around 997 years remaining.




YOU
ARE
MY
SUNSHINE
TOYS



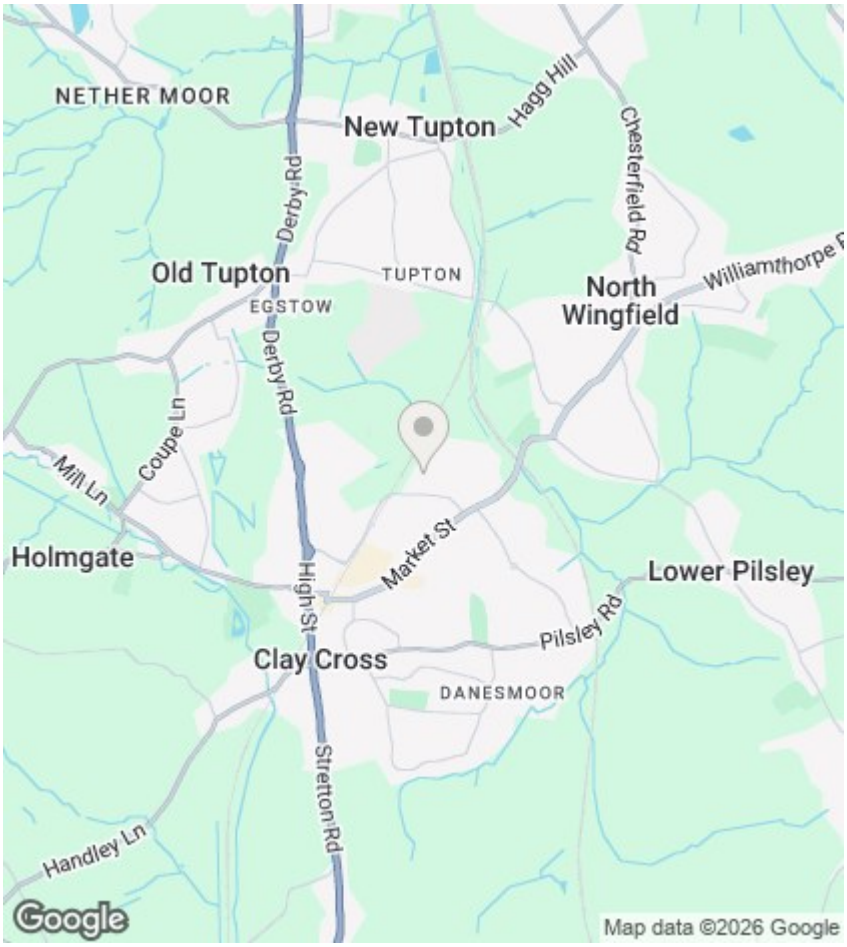












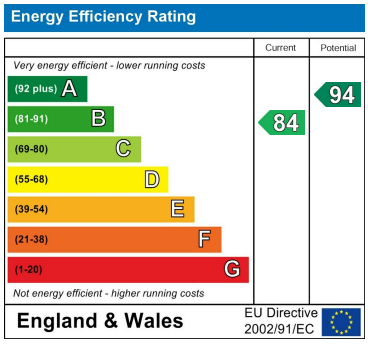
Directions

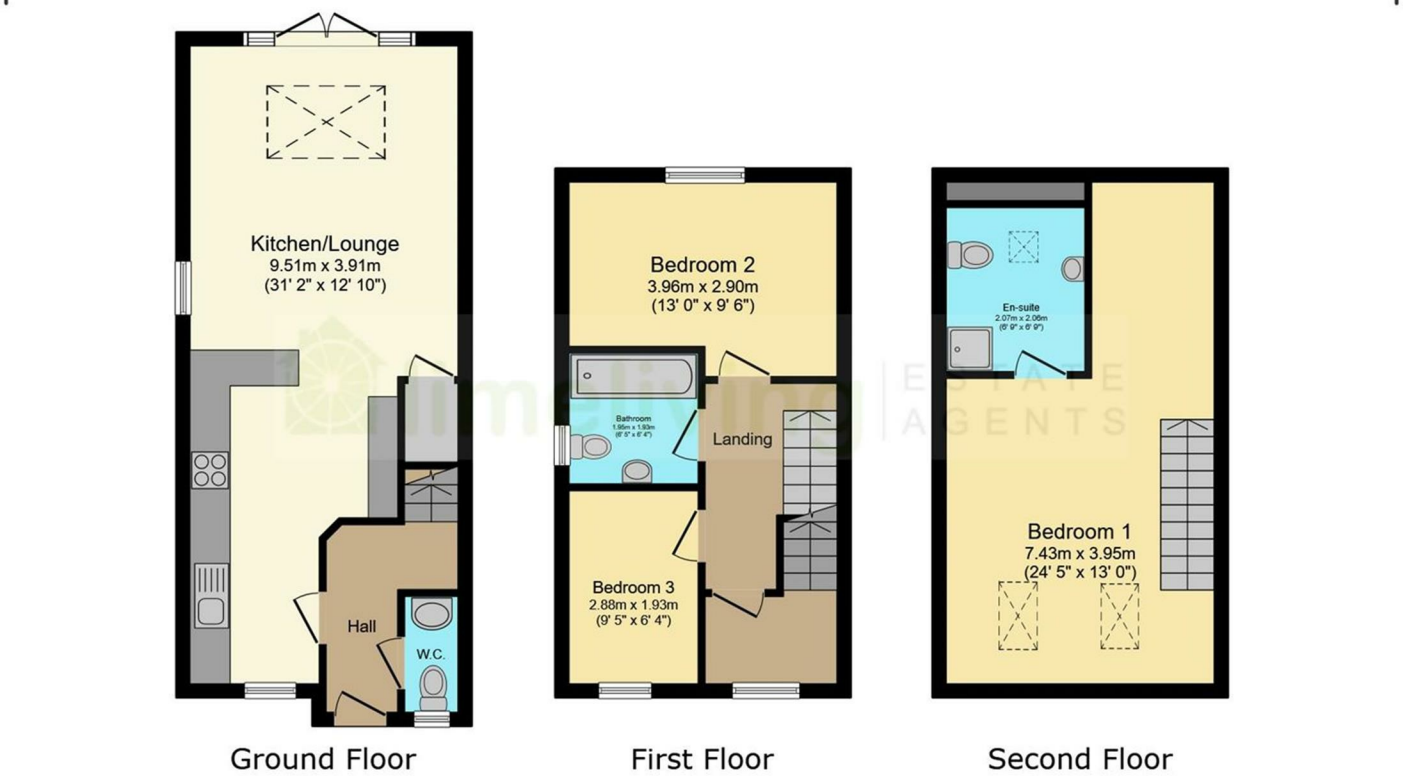
Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

EPC Rating:

B





Total floor area: 98.1 sq.m. (1,056 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io