



# Sales



## 3 Bedroom House

Alvaredus | Fairham Pastures | The Cedar (E4)

**£124,000**

### Contact Us

**0300 123 0918**

**[sales@emh.co.uk](mailto:sales@emh.co.uk)**

## Full Description

3 bed 1 bathroom emh sales is pleased to offer **plots 149 and 151**, two beautifully designed **3-bedroom semi-detached Cedar homes** at **Alvaredus**, part of the Fairham Pastures development in Nottinghamshire.

## About The Cedar

The Cedar is a thoughtfully planned three-bedroom semi-detached home, offering modern living, an efficient internal layout, and excellent value through Shared Ownership.

## Ground Floor

- Entrance hallway leading into a bright **lounge**
- **Downstairs W/C** with wash hand basin and splash-back tiling
- **Fitted dining kitchen** including built-in oven, hob and cooker hood
- Rear door opening onto the **turfed rear garden**

## First Floor

- **Three well-proportioned bedrooms**
- **Family bathroom** with 3-piece suite, shower over the bath and a glass shower screen

## Key Features

- Gas central heating
- Double glazing
- Off-road parking
- Turfed rear garden
- Modern kitchen with integrated cooking appliances

## Pricing & Shares

The price shown is illustrative of a **40% share** of the full market value of **£310,000**. The actual share you can purchase will be determined by an affordability assessment, with shares available from **10% up to 75%**. For a detailed breakdown of monthly costs, including rent on the remaining share and any service charges, please refer to the **Key Information Document (KID1)**.

## New Model Shared Ownership (NMSO) Benefits

- Buy your initial share from **10%** (subject to financial assessment)
- Purchase further shares from **as little as 5%** at a time (staircasing)
- **Gradual staircasing**: buy an additional **1% per year** for up to 15 years
- **10-year support** from emh for certain repairs and maintenance
- Long-term security with a **990-year lease**

## About the Area

Alvaredus at Fairham forms part of an ambitious **£800m new community** close to Barton-in-Fabis, benefiting from excellent transport connections and planned amenities.

- Close to **East Midlands Airport** and **East Midlands Parkway** (direct rail links to London)
- Approximately **5 miles** from Nottingham city centre
- Future facilities include a **primary school, health centre, and community centre**
- Part of a major mixed-use neighbourhood creating jobs, green spaces, and high-quality homes

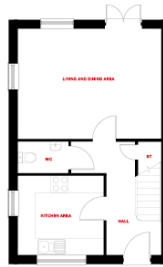
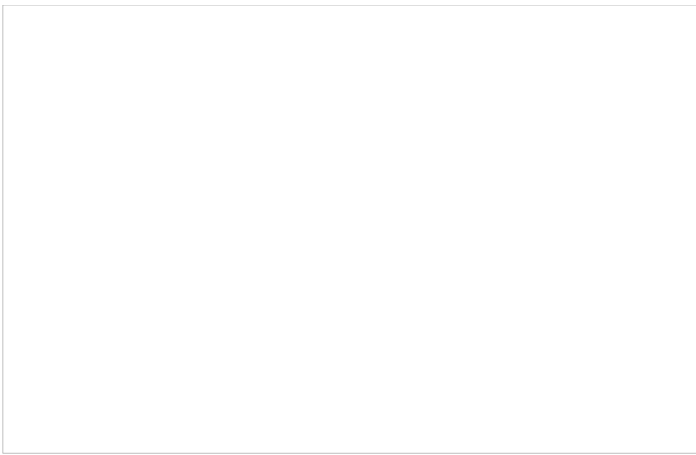
[Apply online](#)

## Features

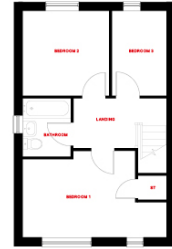
- 3 Bedroom semi detached house
- New Model Shared Ownership (NMSO)
- Lounge
- Fitted kitchen with upstands
- Built in oven hob and extractor hood
- Downstairs WC
- Vinyl flooring to wet areas
- Downstairs WC
- Family bathroom with shower over the bath and heated chrome towel rail
- Enclosed turfed rear gardens
- Off road parking

**Location**

**Floorplans**



Plots 148-151,  
167-170



Living and Dining Area  
5.15m x 3.97m  
Kitchen Area  
3.09m x 2.87m

Bedroom 1  
5.15m max / 4.05m min x 3.13m max / 1.36m min  
Bedroom 2  
3.12m x 3.05m  
Bedroom 3  
3.05m x 1.96m

Floorplans are computer generated. Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, please refer to a member of the sales team for exact details of layout and specification.  
CGPs are computer-generated images illustrative of each house type and for guidance only. Actual elevations for each plot number may vary - please check with a member of the sales team. All measurements should be treated as a guide only as taken from a working drawing.  
Some plots will be handed over as opposed to shown on the floor plan. Your Sales & Marketing Consultant can provide details on those concerned.  
#nooneisbornwiththeabilitytoachievegreatness