

FOR SALE



JONATHANSTRAAT 19

5632 NW EINDHOVEN

CHARACTERISTICS

Attention home seekers! This spacious corner house will be available for a new owner!

Here you will find 3 spacious bedrooms, a modern bathroom and an extra wide front and backyard.
In addition, a nice location in a central and quiet location.

We would be happy to show you more during a viewing!

Handover

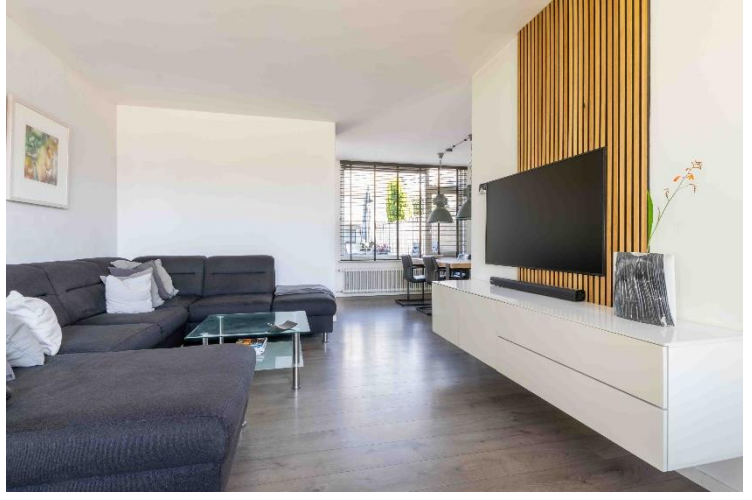
Asking price	€ 428.500,- k.k.
Acceptance	in consultation

Bouw

Type of object	House, single-family home, corner house
Construction period	1967
form insulation	Fully double glazing Roof insulation Cavity insulation
Energy label	A

Areas and contents

Plot area	181 m ²
Usable living area	114 m ²
contents	355 m ³



LAYOUT

Ground floor:

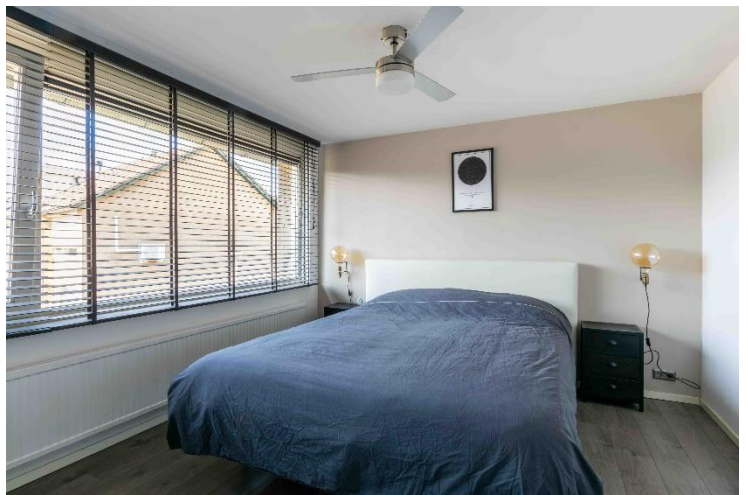
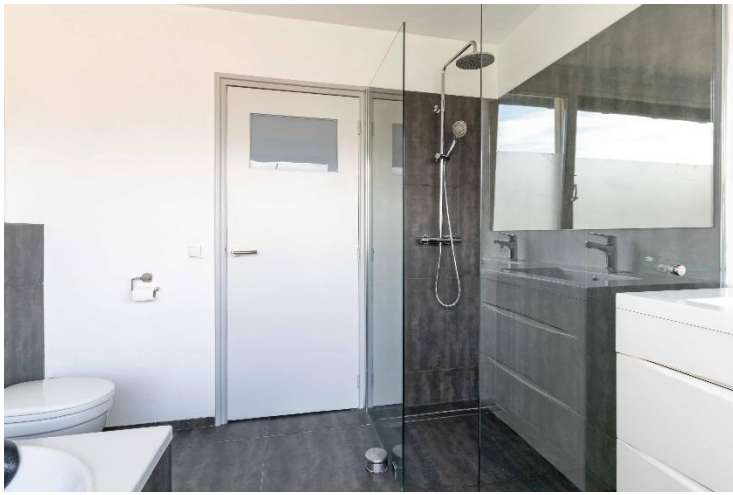
Entrance, hall with laminate flooring, stucco walls/ceiling and stairs. Toilet room with cantilevered toilet and furniture with sink. From the hall access to the Z-shaped living room. The bright living room is finished with laminate flooring, stucco walls/ceiling and has a stair cupboard where the distribution box is also located.

The semi-open kitchen is located at the rear. The kitchen has a neat L-shape (the cupboard fronts have recently been renewed) and is equipped with a 4-burner ceramic hob, flat screen extractor hood, refrigerator, dishwasher (2023), combination microwave and oven. Access to the garden from the kitchen.

Garden and storage room:

Largely paved backyard on the northeast. The garden is no less than 7.68m wide and has a border with perennial plants, garden lighting, outside tap and rear entrance.

The stone shed (4.62m by 2.94m) is located at the back of the garden. The storage room has electricity and a door to the garden. Following is the covered terrace (5.04m by 2.69m). A nice place to enjoy the morning sun or a nice barbecue.



LAYOUT

1st floor:

Landing with laminate flooring, plasterwork walls/ceiling and built-in wardrobe.

Two bedrooms (previously 3). Bedroom 1 at the front is finished with laminate flooring, stucco walls/ceiling and adjoining the walk-in closet (formerly the bathroom).

The 2nd bedroom (rear) also has laminate flooring and stucco walls/ceiling.

Modern partly tiled bathroom with bath, spacious walk-in shower, vanity unit with double sink and cantilevered toilet.

2nd floor:

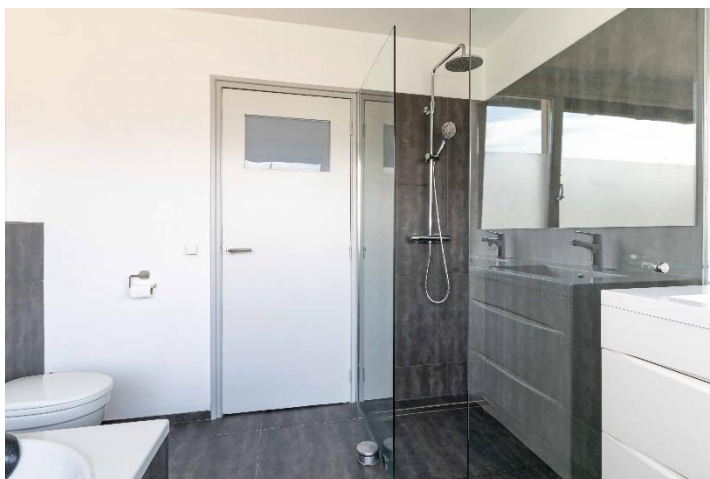
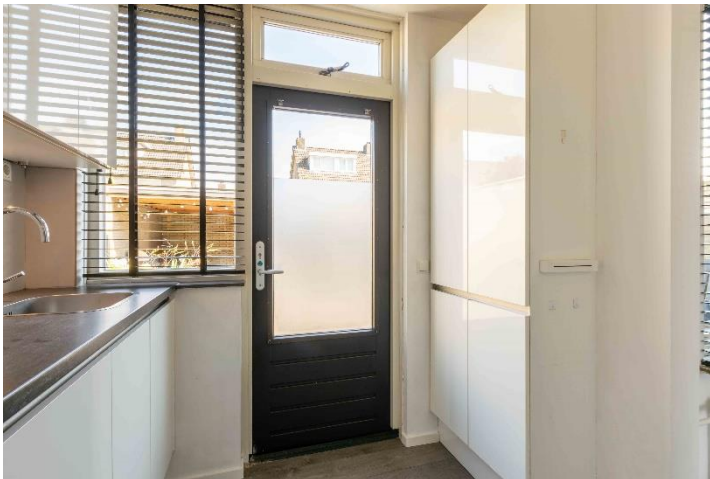
Accessible via fixed stairs. Attic with laminate flooring and recessed spotlights. You will also find the Remeha HR combination boiler (2018), inverter for the solar panels and connections for the washing equipment.

Bedroom 3 has a laminate floor, stucco walls/ceiling, recessed spotlights, dormer window and fixed cupboard wall.

Location:

This corner house is located in a good and quiet location in the Vaartbroek district (sub-municipality of Woensel). For daily shopping you can easily reach the Vaartbroek shopping center or the Woensel shopping center (WoensXL). Various primary schools, sports parks and arterial roads are located a short distance away.

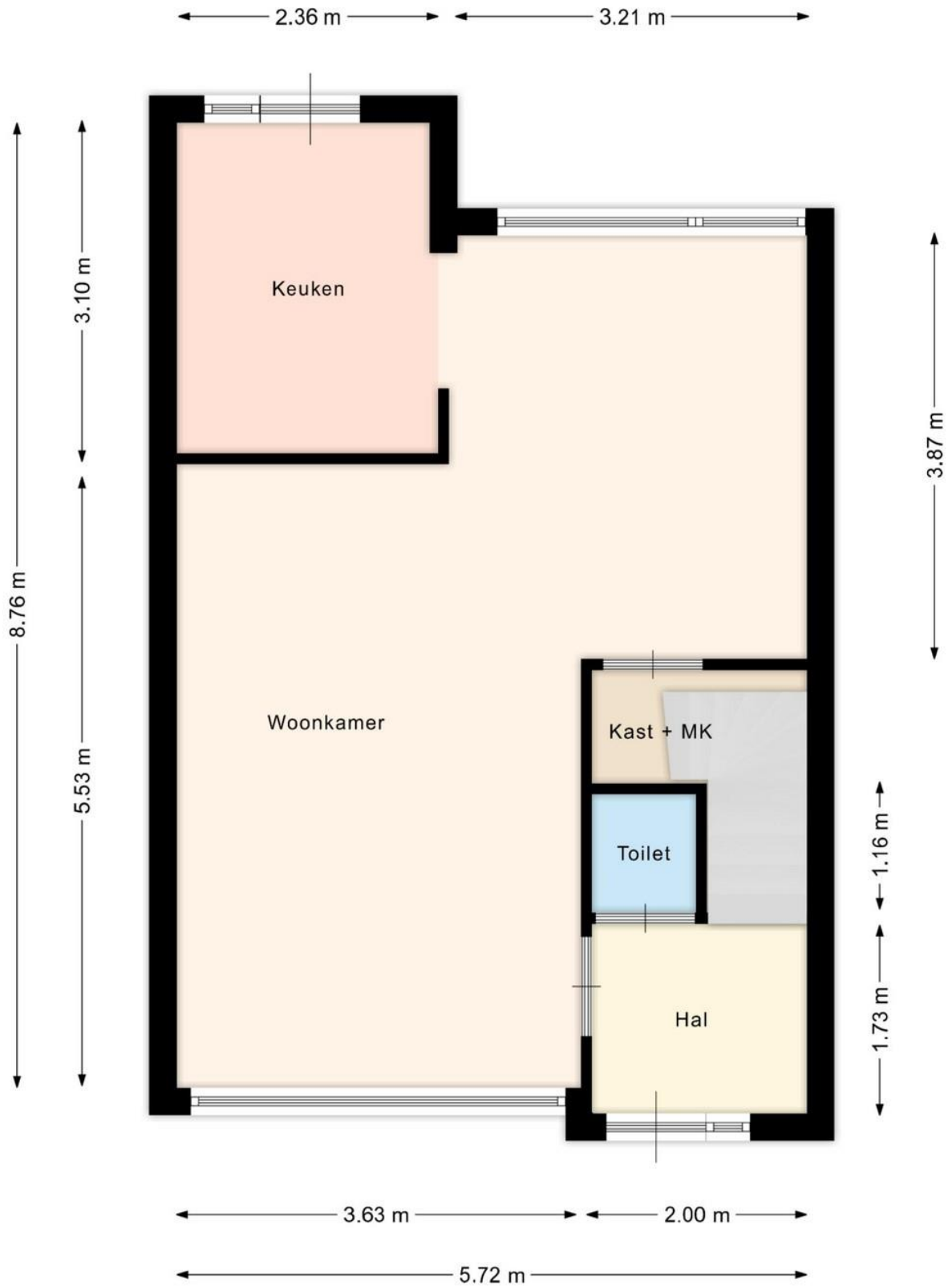
PICTURES

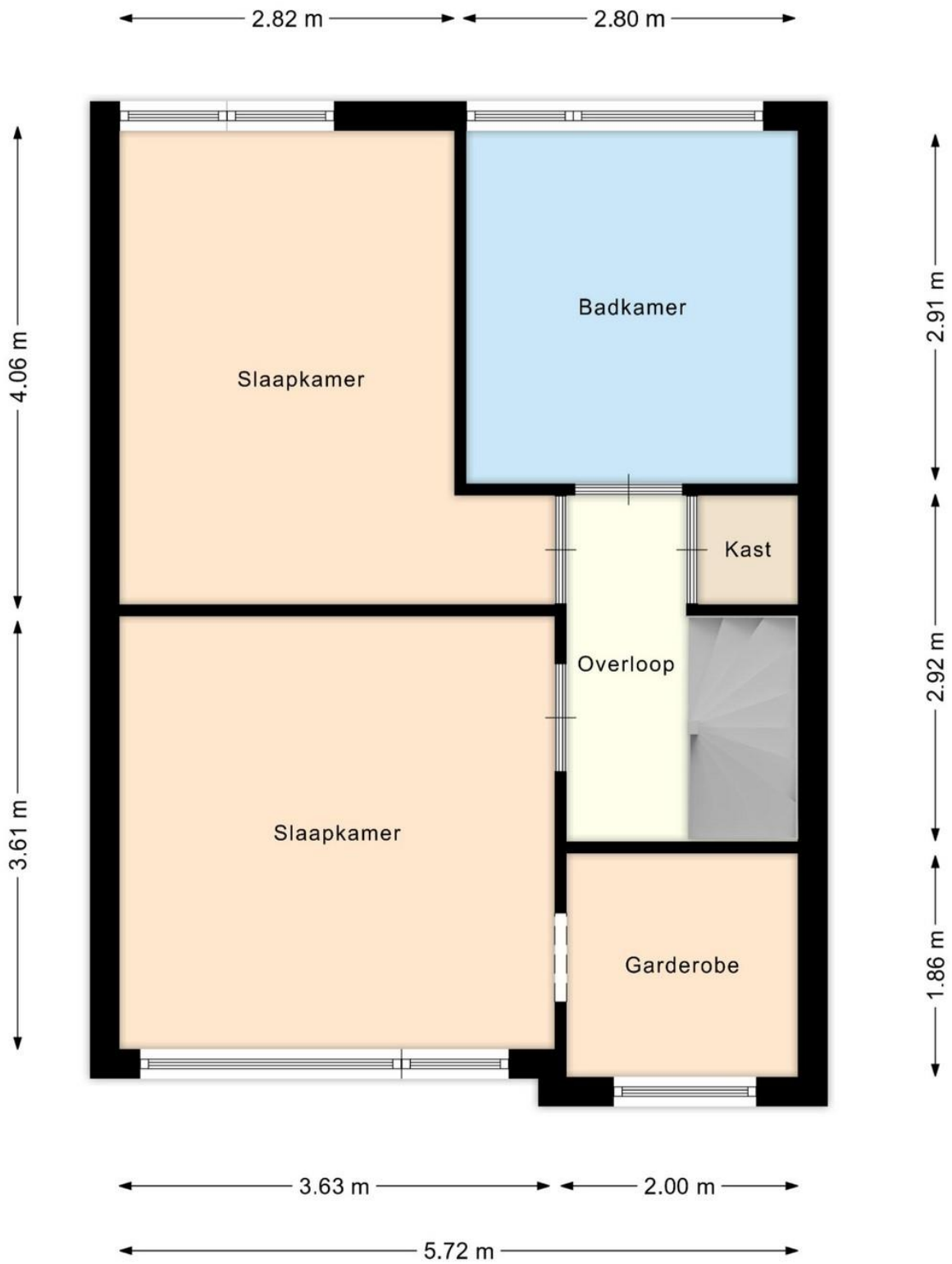


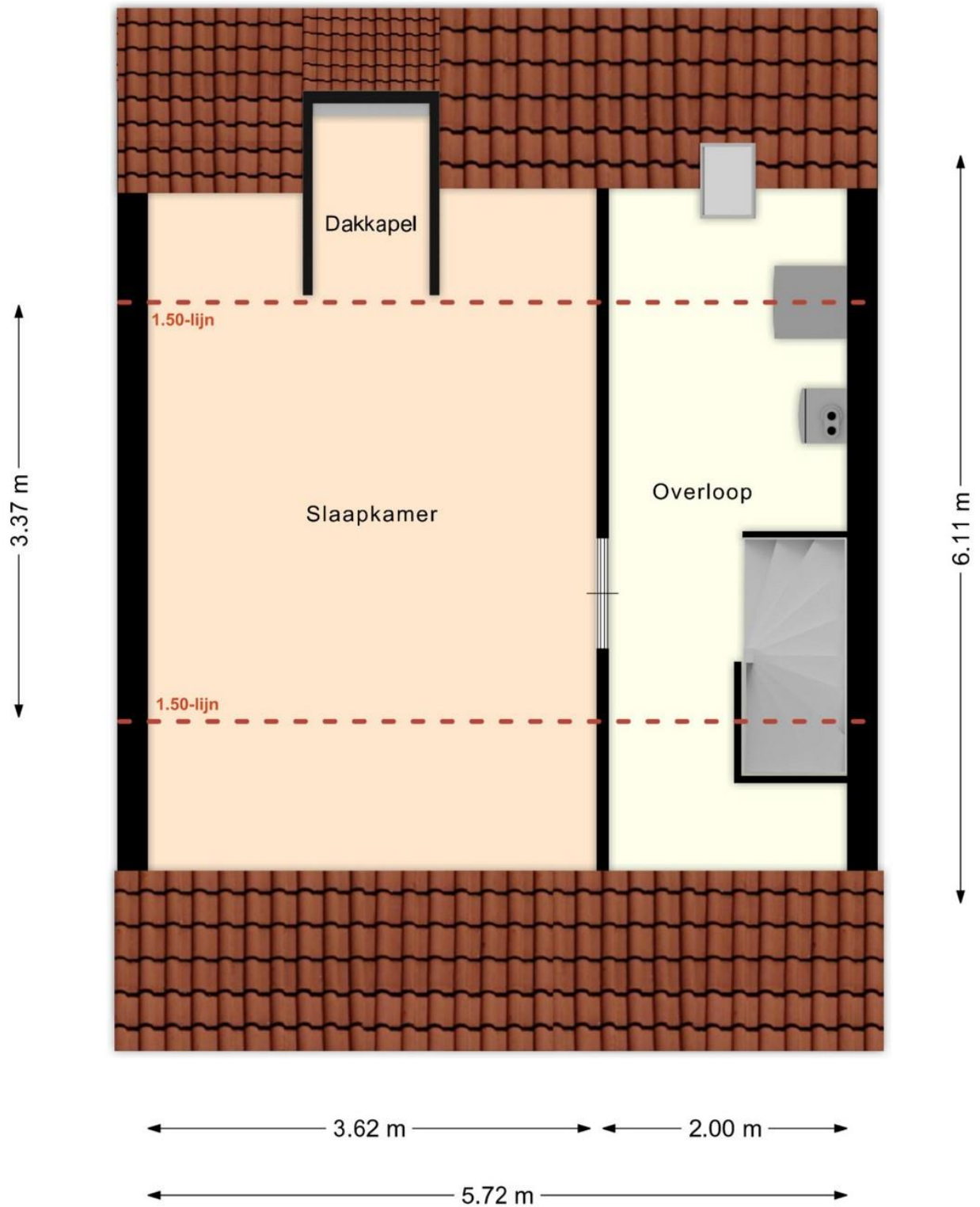
PARTICULARITIES



- Spacious corner house.
- 15 solar panels by 2023.
- Dishwasher and kitchen fronts recently renewed.
- Three spacious bedrooms, 1 with walk-in closet.
- Modern spacious bathroom.
- Extra wide garden (extra side plot) with storage room and covered terrace.
- Exterior renovated in 2010.
- Roof tiles replaced in 1997.
- Shopping center a short walk away.
- Almond Park in close proximity.
- Nice location in a quiet and central location.







CADASTRAL MAP



Important

After purchase, a bank guarantee will be required within 10 working days after the expiry of your financing reservation. Your lender or mortgage advisor will easily be able to take care of this for you.

All information stated herein has been presented by us to the best of our knowledge and knowledge and in good faith. If it subsequently turns out that there are deviations (in text and drawings), this cannot be relied on. The above property is offered subject to owner approval. You can not derive any rights from this brochure.

Dear interested party,

Viewing

It is very important for you as a prospective buyer to get a good impression of the living environment of this home. We therefore advise you to view the immediate surroundings in advance before scheduling an appointment for a viewing. For a seller, every viewing of the home is an exciting affair.

Buyer's obligation to investigate

The seller of the home has a reporting obligation. On the other hand, the buyer has an obligation to investigate. We therefore assume that you, as a prospective buyer, have researched all aspects that are important in general and to you in particular when making a purchase decision, before making a bid. This includes studying the information we offer, obtaining information from the municipality and/or other institutions and of course also investigating your financial options. If desired, these are available for inspection at our office; cadastral extract and proof of ownership.

Reflection period

In the context of the "Immovable Property Purchase Act", the buyer is protected by the reflection period of 3 days, which commences after the buyer has received the purchase agreement signed by both parties. Our aim is therefore to have the agreement signed by both parties within 1 calendar week after the verbal agreement has been reached.

Deposit/bank guarantee

When purchasing an existing house, it can be agreed that the buyer, pending the transfer of ownership, deposits part of the purchase price (up to 10%) as a so-called deposit with the notary. As an alternative to this, a bank guarantee can be opted for. The deposit gives the seller some certainty that the purchase will go ahead. A bank may charge costs for providing a bank guarantee.

Accountability

The information in this brochure has been compiled with care. However, we cannot accept any liability for the accuracy of this. All offers are without obligation and are provided to multiple parties simultaneously. Get advice from an expert and bring your own VBO broker.

Fair Bidding

Since January 2023, we have been required to keep a bidding logbook. The bids submitted are recorded in the bidding log by an independent third party (in our case Fair Bidding). After the sale is final (after the resolutive conditions have expired), the bid log is shared (anonymized) with all candidates who have submitted a bid. The bid log makes the sales process transparent and controllable.

Appointment

For a viewing you can make an appointment with us by telephone on 0499-477777 or by email info@solmakelaardij.nl. The viewing should preferably take place in daylight so that you can properly view all aspects of the property.

Yours sincerely,

Sol Makelaardij B.V.

Koen Sol

Do you have any questions?

Please contact us!

Sol Makelaardij B.V.

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