

# HoldenCopley

PREPARE TO BE MOVED

Johnson Road, Bingham, Nottinghamshire NG13 7AH

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Guide Price £300,000 - £310,000

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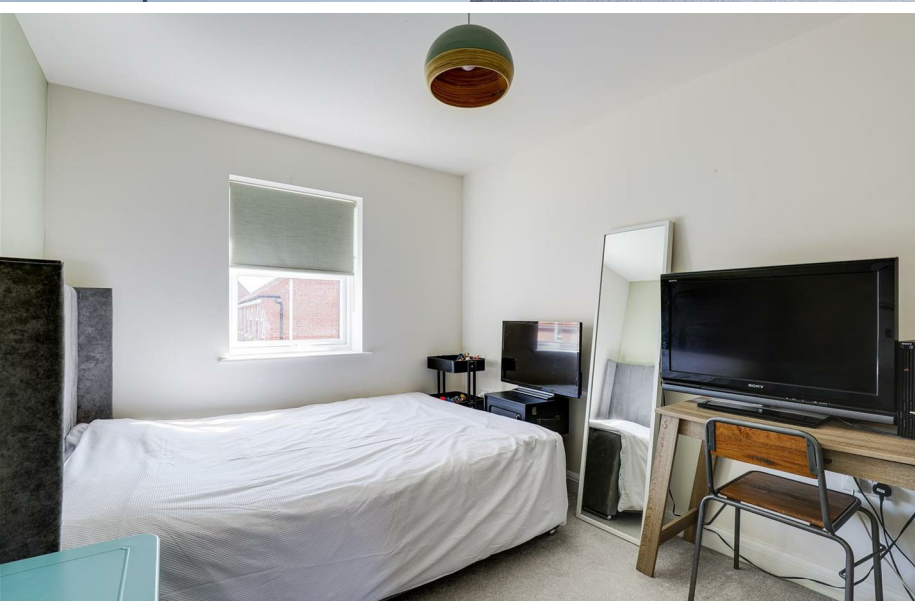
LOCATION, LOCATION, LOCATION...

An exceptional opportunity to purchase this beautifully presented three-bedroom link detached home, available on either a 100% ownership basis or as a 45% shared ownership option – perfect for first-time buyers and growing families alike. Internally, the ground floor features a welcoming entrance hall, a convenient downstairs WC, a spacious and well-lit living room, and a modern fitted kitchen that seamlessly opens into a dining area – perfect for entertaining or family meals. Upstairs, the first floor comprises three generously sized bedrooms, all serviced by a contemporary family bathroom suite. Externally, the property offers a driveway to the side with space for two vehicles and a wall-mounted electric car charging point. On the opposite side, a private and enclosed garden provides a peaceful retreat, complete with a patio area and well-maintained lawn – ideal for outdoor relaxation or al fresco dining. This home combines comfort, style, and practicality in a fantastic location, making it a must-see for anyone seeking a move-in-ready property with flexible ownership options.

SHARED OWNERSHIP OPTION - 45% OR 100% AVAILABLE - CRITERIA TO BE MET







- Link-Detached House
- Three Bedrooms
- Spacious Living Room
- Open Plan Modern Kitchen & Dining Area
- Ground Floor WC
- Three-Piece Bathroom Suite
- Private Garden
- Driveway For Two Cars
- Shared Ownership - 45% or 100% Available
- Leasehold











GROUND FLOOR

Entrance Hall

10\*7" x 4\*11" (3.25m x 1.52m)

The entrance hall has carpeted flooring, a radiator, an in-built under stair cupboard, and provides access into the accommodation.

Living Room

15\*5" x 10\*9" (4.70m x 3.28m)

The living room has three UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator, and a TV point.

WC

4\*11" x 6\*7" (1.52m x 2.03m)

This space has a low level dual flush WC, a pedestal wash basin, tiled splashback, wood-effect laminate flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

8\*2" x 6\*11" (2.49m x 2.11m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated dishwasher, an integrated oven with a gas hob, extractor fan and stainless steel splashback, space for a fridge freezer, wood-effect laminate flooring, a UPVC double-glazed window to the front elevation, a UPVC double-glazed window with a fitted roller blind to the side elevation, and open plan to the dining area.

Dining Area

11\*10" x 8\*5" (3.61m x 2.57m)

The dining area has continued wood-effect laminate flooring, a radiator, and a single composite door providing side access.

FIRST FLOOR

Landing

3\*4" x 7\*3" (1.03m x 2.23m)

The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

12\*4" x 15\*5" (3.76m x 4.72m)

The main bedroom has dual-aspect UPVC double-glazed windows with fitted roller blinds, carpeted flooring, a radiator, a panelled feature wall, and provides access to the loft.

Bedroom Two

8\*7" x 11\*11" (2.62m x 3.64m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

Bedroom Three

13\*6" x 6\*6" (4.13m x 1.99m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built cupboard, and a radiator.

Bathroom

6\*6" x 7\*3" (1.99m x 2.21m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower and a bi-folding shower screen, partially tiled walls, wood-effect laminate flooring, a radiator, an extractor fan, an electrical shaving point, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a patio pathway leading to the front door, various plants and shrubs, side gated access to the garden. Additionally, there is off-road parking for two cars to the side of the property and a wall-mounted electric car charging point.

Side

To the side of the property is a private enclosed garden with a patio area, a lawn, external lighting, an outdoor tap, and a combination of fence panelling and brick walled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley 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 Leasehold

For shared ownership - 45% rent payment of £455.23 PCM

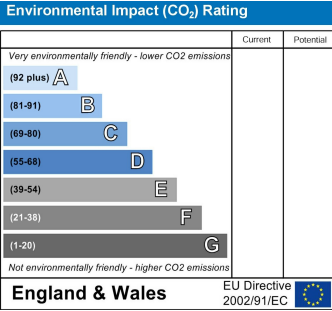
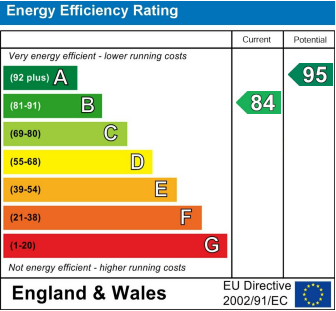
Property Tenure is Leasehold. Term: 125 years from 11/05/2021 - Term remaining 121 years

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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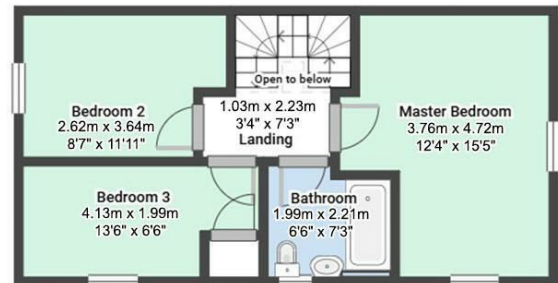
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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