



**11 Rockingham Grove, Bingham,
Nottinghamshire, NG13 8RY**

£180,000
Tel: 01949 836678

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a two bedroomed mid-townhouse located in a pleasant courtyard style setting and benefitting from a westerly rear aspect, located within easy walking distance to the wealth of local amenities.

The property benefits from UPVC double glazing and gas central heating and has accommodation comprising of an initial entrance hall, leading through into the main sitting room with walk-in bay window to the front, linking into a full width dining kitchen fitted with a generous range of modern wall, base and drawer units, and conservatory off. To the first floor are two double bedrooms and bathroom.

The property is tucked away in a small close overlooking a courtyard setting with lawned frontage, with an enclosed westerly facing rear garden and separate garage.

Overall viewing comes highly recommended to appreciate the location and accommodation on offer.

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO THE INITIAL;

ENTRANCE HALL

5'6 x 4'7 (1.68m x 1.40m)

Having useful built-in shelved storage cupboard which also houses the electrical consumer unit, central heating radiator, staircase rising to the first floor.

Further door leading through into the;

SITTING ROOM

17'11 max x 13'5 (5.46m max x 4.09m)



A well proportioned reception which has a pleasant walk-in bay window to the front, central heating radiator, feature fire surround, mantle and hearth, under stairs alcove.

A further door leads to the;

DINING KITCHEN

13'4 x 8'4 (10' max) (4.06m x 2.54m (3.05m max))



An open plan dining kitchen which has been modernised with a range of cream fronted wall, base and drawer units with brush metal fittings, L-shape configuration of laminate work surface, inset stainless steel sink and drainer unit with chrome mixer tap, integrated appliances including five ring gas hob, single oven beneath and chimney hood over, plumbing for washing machine, space for further free-standing appliance.



The kitchen is open plan to the dining area and in turn into the;

CONSERVATORY

7'7 x 7'7 (2.31m x 2.31m)



Having full height glazed side panels, sliding patio door, pitched polycarbonate roof.

RETURNING TO THE MAIN ENTRANCE HALL, A STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having built-in airing cupboard and houses the gas central heating boiler.

Further doors leading to;

BEDROOM 1

14'3 x 10'3 (4.34m x 3.12m)



A well proportioned double bedroom having an excellent level of storage, with built-in over stairs wardrobes, central heating radiator, double glazed bow window to the front.

BEDROOM 2

11'3 x 7'7 (3.43m x 2.31m)

A further double bedroom having aspect into the rear garden, central heating radiator, double glazed window.

BATHROOM

8'2 max x 5'6 (2.49m max x 1.68m)



Having a three piece suite comprising of panelled bath with chrome mixer tap, and integrated shower handset, close coupled WC, pedestal wash hand basin, fully tiled walls, contemporary towel radiator, double glazed window to the rear.

EXTERIOR



The property occupies a pleasant position overlooking the central courtyard to the front, providing a pleasant

outlook, set back behind an open plan frontage which is mainly laid to lawn, and with established borders and shrub, with a pathway leading to the front door.

BRICK BUILT GARAGE



To the rear of the property, located off a communal courtyard is access to the garage.

A courtesy gate to the side leads into the enclosed;

REAR GARDEN



Bordered by panelled fencing, mainly lawned and benefitting from a westerly aspect.

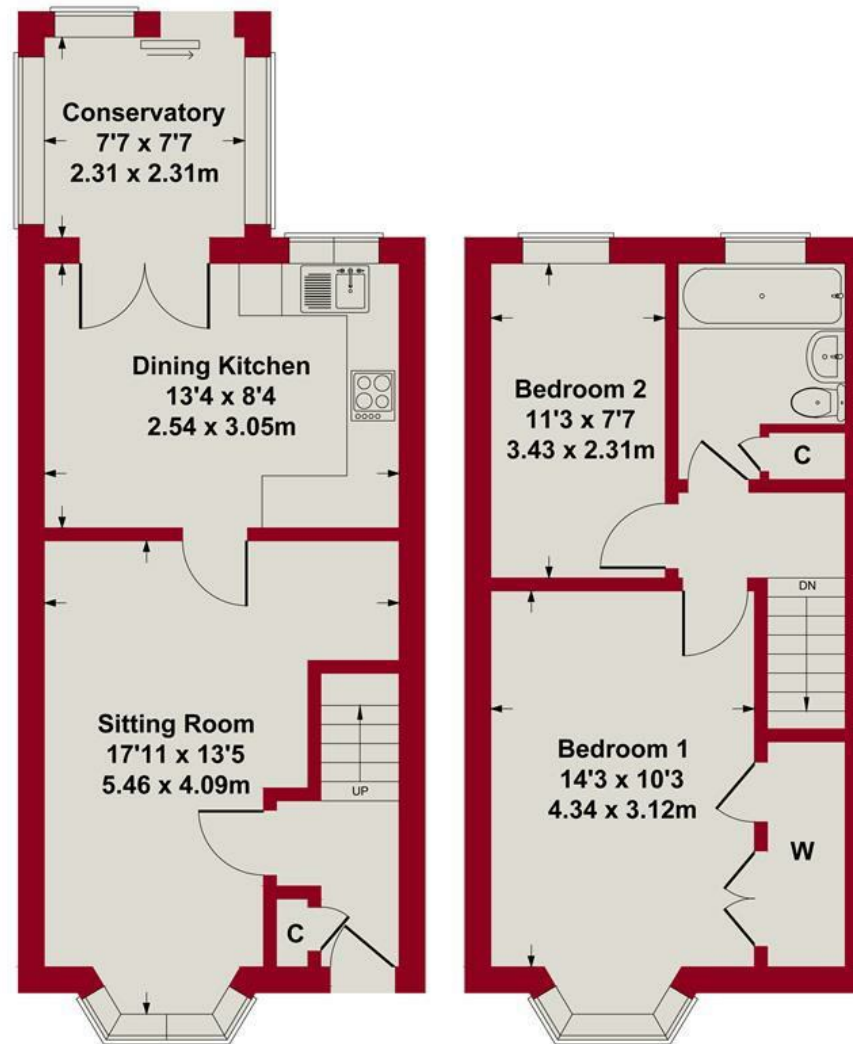
TENURE

Freehold

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band B

Approximate Gross Internal Area
797 sq ft - 74 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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