



**3 Wharf Gardens, Bingham,
Nottinghamshire, NG13 8YE**

No Chain £249,895
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a modern mid terrace town house which occupies a pleasant position overlooking a neighbouring green and benefitting from a southerly rear aspect.

Internally the accommodation comprises initial entrance hall leading through into a sitting/dining room with aspect to the front, an inner lobby which gives access to a ground floor cloak room and an open plan dining kitchen which runs the full width of the property with French doors leading into the rear garden and being fitted with a generous range of modern units.

To the first floor there are three bedrooms, the master of which benefits from ensuite facilities, with separate family bathroom.

The property benefits from UPVC double glazing and gas central heating as well as being offered to the market with no upward chain and has an enclosed southerly facing garden and parking space at the rear.

This would be an excellent opportunity for single or professional couples, potentially small families or ever those downsizing from larger dwellings looking for a modern home within easy reach of the wealth of local amenities.

BINGHAM

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.

A COMPOSITE ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

Having staircase rising to the first floor landing and a further door leading through into:

SITTING ROOM

14'6" x 12'7" (4.42m x 3.84m)



Having a pleasant aspect onto a central neighbouring green with central heating radiator and double glazed window.

A further door leads through into:

INNER LOBBY

Having an open doorway into the kitchen and a further door leading into:

GROUND FLOOR CLOAK ROOM

4'3" x 4'5" (1.30m x 1.35m)



Having a two piece suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap and tiled splash backs and central heating radiator.

DINING KITCHEN

15'10" x 9'4" (4.83m x 2.84m)



A generous space large enough to accommodate maybe a breakfast or dining table, offering a southerly aspect into

the rear garden having central heating radiator, French doors and additional double glazed window. The kitchen is fitted with a range of wall, base and drawer units having a U shaped configuration of laminate preparation surfaces, inset sink and drain unit with chrome mixer tap, integrated appliances including gas hob, single oven beneath and chimney hood over, plumbing for washing machine and dishwasher.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having central heating radiator, built in airing cupboard and access loft space above.

Further doors leading to:

BEDROOM 1

12'9" max (9'3" min) x 10'8" excluding wardrobes (3.89m max (2.82m min) x 3.25m excluding wardrobes)



A double bedroom having pleasant aspect to the front with built in wardrobes, central heating radiator and double glazed window to the front.

A further door leads through into:

ENSUITE SHOWER ROOM

5'8" x 4'10" (1.73m x 1.47m)



Having suite comprising shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator, shaver point and double glazed window to the front.

BEDROOM 2

9'8" x 8'3" (2.95m x 2.51m)



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

BEDROOM 3

7'4" x 6' (2.24m x 1.83m)



Ideal as a single bedroom or first floor office having central heating radiator and double glazed window overlooking the garden.

BATHROOM

6'6" x 6'5" (1.98m x 1.96m)



Having three piece suite comprising panelled bath with chrome mixer tap and integral shower handset, close coupled WC and pedestal washbasin and central heating radiator.

EXTERIOR



The property occupies a pleasant position overlooking the neighbouring green, set back behind a railing frontage with communal pathway which in turn leads to the front door of the property. To the rear is a southerly facing

enclosed garden bordered by feather edge board fencing with central lawn and pathway leading to the foot where there is a timber courtesy gate giving access out onto a parking space at the rear.



COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

SERVICE CHARGE

Please note there is an additional service charge for the communal areas of the development. We understand the most recent charge (for 01/01/24 to 31/12/24) is £241.60. This is paid half yearly at £120.80

ADDITIONAL NOTES

We are informed the property is on mains gas, electric and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

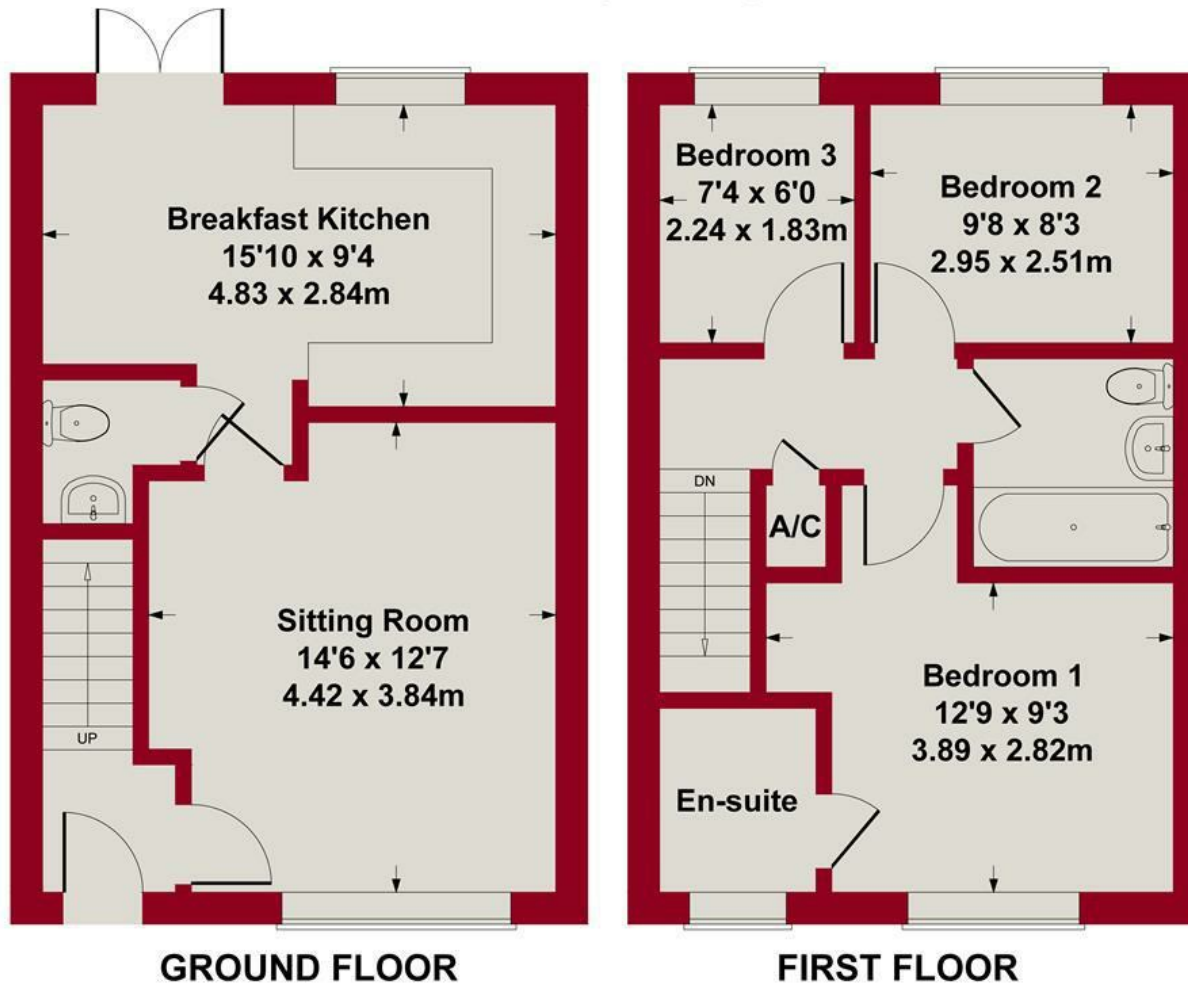
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

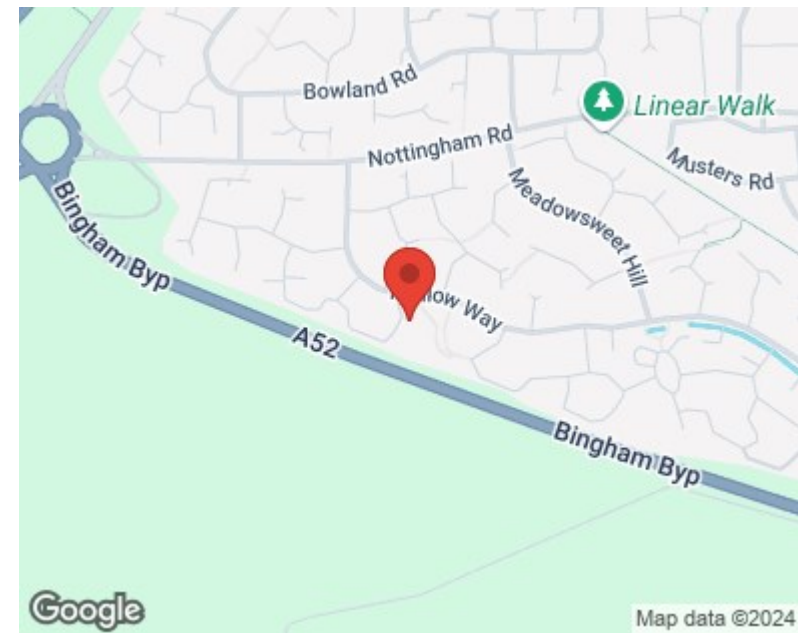
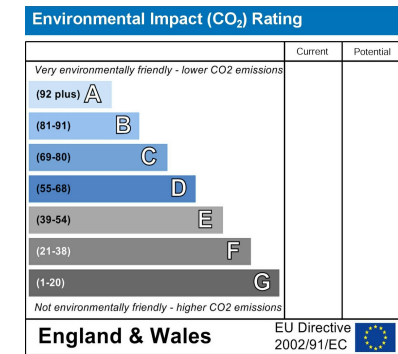
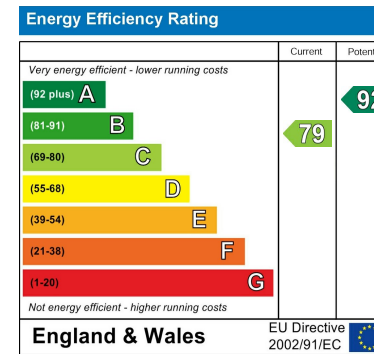
Approximate Gross Internal Area
775 sq ft - 72 sq m



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.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



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