



**12 Brendon Grove, Bingham,  
Nottinghamshire, NG13 8TN**

**No Chain £172,500**

**Tel: 01949 836678**

**RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a two bedroomed mid town house occupying a pleasant cul-de-sac setting within this popular small development with off road parking to the front and enclosed garden at the rear.

Internally the property is likely to require a general program of modernisation but provides a blank canvas for those wishing to place their own mark on a home and comprises initial entrance hall, L shaped sitting room which is part open plan to the dining kitchen and, to the first floor, two bedrooms and bathroom.

The property would be ideal for a wide range of purchasers, whether it be single or professional couples, first time buyers or those downsizing from larger properties or alternatively buy to let investors.

The property is offered to the market with no upward chain and viewing coming recommended.

### **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.

AN OPEN FRONTED PORCH WITH GLAZED ENTRANCE DOOR LEADS INTO:

### **INITIAL ENTRANCE HALL**

4'6" x 3' (1.37m x 0.91m)

Have staircase rising to the first floor and wall mounted electrical consumer unit.

A further door leads through into:

### **L SHAPED SITTING ROOM**

12'10" x 12'5" max into alcove (3.91m x 3.78m max into alcove)



A light reception benefitting from a southerly aspect to the front having boxed bay window with deep sill, two central heating radiator and useful under stairs alcove.

A further open doorway leads through into:



### **DINING KITCHEN**

12'10" x 7'4" (3.91m x 2.24m)



Although requiring a general program of modernisation the kitchen is currently fitted with a range of wall, base and drawer units with a U shaped configuration of laminate work surfaces, stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, free standing electric cooker, wall mounted Potterton gas central heating boiler, central heating radiator, window and exterior door into the rear garden.



RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

### FIRST FLOOR LANDING

Having access to loft space above and further doors leading to:

### BEDROOM 1

11'10" (including wardrobes) x 9'4" (excluding ove (3.61 m (including wardrobes) x 2.84m (excluding ove)



A double bedroom having aspect to the front with built in wardrobe with sliding mirrored door fronts, additional over stairs cupboard which also houses the hot water cylinder, central heating radiator and window.



### BEDROOM 2

8'9" x 6' (2.67m x 1.83m)



Having central heating radiator and window overlooking the rear garden.

### BATHROOM

6'4" x 5'8" (1.93m x 1.73m)



Having a three piece coloured suite comprising panelled bath with wall mounted shower mixer over, pedestal washbasin and close coupled WC, central heating radiator and window to the rear.

## EXTERIOR



The property occupies a pleasant position within a small cul-de-sac setting having an open plan frontage and driveway providing off road car standing and pathway leading to the front door. To the rear of the property is an enclosed garden bordered by hedging and panelled fencing with central lawn, paved seating area and pathway leading to the foot where there is a timber courtesy door giving pedestrian access into the foot of the garden.



## COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage 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>

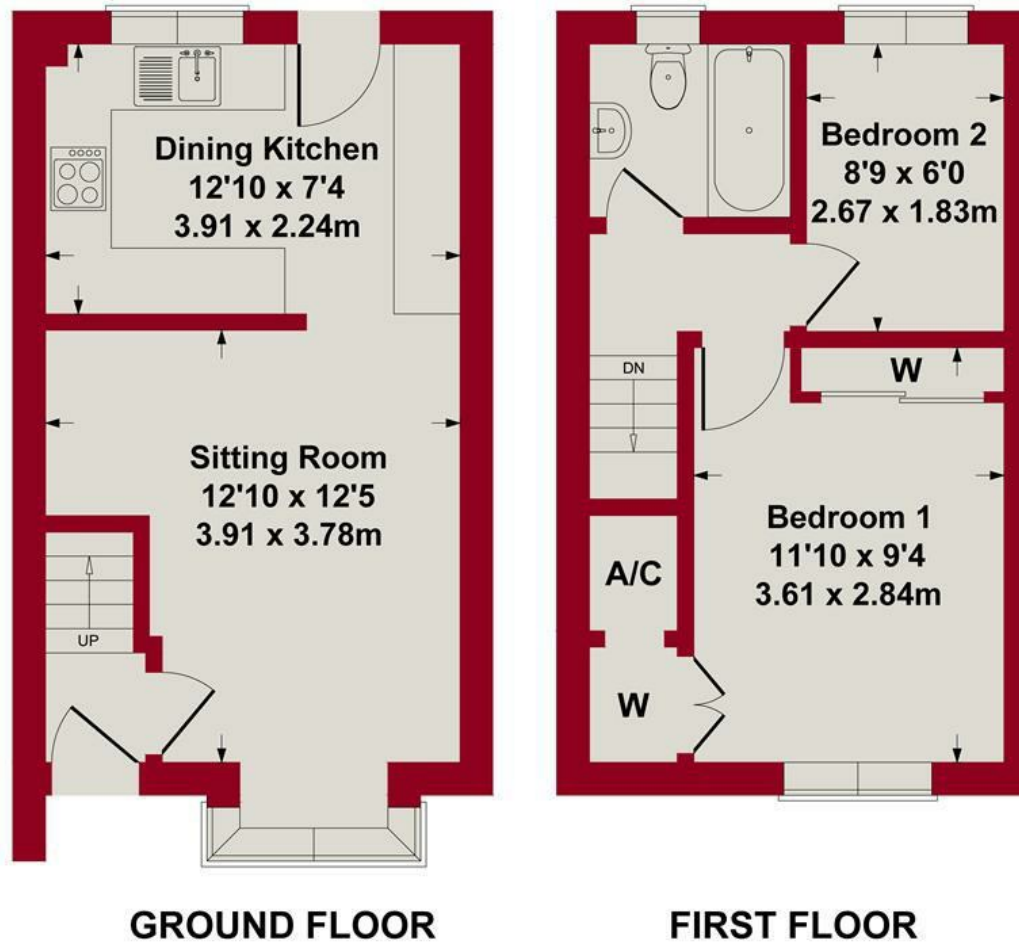
School Ofsted reports:-

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

Planning applications:-

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

**Approximate Gross Internal Area  
548 sq ft - 51 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.

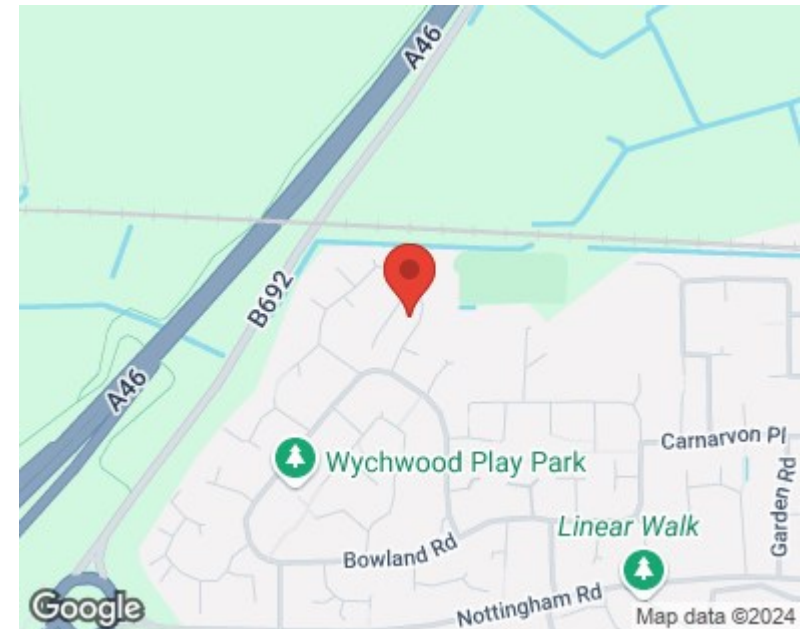
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



*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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