



**The Anchorage 23 Fairfield Street,
Bingham, Nottinghamshire, NG13 8FB**

£295,000
Tel: 01949 836678

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

An opportunity to acquire a really interesting, individual detached, period home located close to the heart of the town and within easy walking distance of the wealth of amenities making it ideal for those wanting ease of access to local services, perfect as a downsize dwelling or for single or professional couples.

The original part of the property is understood to date back to the 1800s and offers a wealth of character and features with many rooms affording exposed beams, a feature fireplace to the main sitting room and attractive pitched ceilings to the first floor.

The accommodation is particularly versatile in it's layout, approaching 1,100 sq.ft. and comprising an initial, enclosed entrance hall which leads through into a breakfast kitchen with attractive, part vaulted ceiling and exposed timbers and southerly aspect into the courtyard garden. An inner hallway leads to a useful utility/cloak room and, in turn, the main reception which is a generous space large enough to accommodate both a living and dining area. Adjacent to the living room is a versatile space currently utilised as a ground floor double bedroom but could make an additional reception.

To the first floor there are two further bedrooms, one of which has been subdivided to create an additional walk through room which would be relatively straightforward to return back to one single bedroom. In addition there is a good sized bath/shower room.

As well as the internal accommodation, located off the courtyard garden, is a really useful "studio space" converted from an original brick workshop which has been insulated to create a useable space and has been utilised as an occasional office or reception. However as it doesn't have full building certification it can't be considered as permanent accommodation but creates a useful and versatile space.

The property occupies a low maintenance plot with a pleasant, enclosed, courtyard garden which benefits from a southerly aspect and, to the northerly side of the property, is a parking area which would be suitable for one vehicle.

Overall, this is a really interesting, individual home with viewing coming highly recommended to appreciate both the accommodation and also it's convenient location.

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 COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

6'8" x 4' (2.03m x 1.22m)



Having deep pine skirting, central heating radiator, cloaks hanging space, double glazed window to the front and further double glazed exterior door into the courtyard garden.

A further pine doorway give access through into:

BREAKFAST KITCHEN

12'8" x 9'5" (3.86m x 2.87m)



Offering a wealth of character having part pitched ceiling, exposed beams, inset skylights and double glazed window overlooking the garden. The kitchen is fitted with a range of wall, base and drawer units having an L shaped configuration of preparation surfaces, inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, space for free standing electric cooker, further room for under counter appliance, breakfast area with tongue and groove panelling and central heating radiator.

An open archway leads through into:



INNER HALLWAY

6'10" x 2'10" (2.08m x 0.86m)

Having central heating radiator and a cottage latch door leading through into:

OPEN PLAN LIVING/DINING ROOM

23'9" x 11'8" (7.24m x 3.56m)



A well proportioned open plan space which is large enough to accommodate both a living and dining space

with dual aspect having double glazed window to the front and side, the focal point to the room being a feature fireplace with raised flagstone hearth, inset open grate and timber mantel over, beamed ceiling, three central heating radiators and staircase rising to first floor landing.

RETURNING TO THE INNER HALLWAY FURTHER DOORS LEAD TO:



GROUND FLOOR BEDROOM 3/RECEPTION

11'4" x 9'4" (3.45m x 2.84m)



A versatile space which is utilised as a ground floor double bedroom having double glazed window to the side and rear and central heating radiator.

UTILITY ROOM/CLOAKS

6'3" x 6'1" (1.91m x 1.85m)

A useful space combining both the utility and cloak room

having laminate work surface with plumbing for washing machine and space for tumble dryer beneath, close coupled WC, wall mounted washbasin, wall mounted Weissman gas central heating boiler and double glazed window.

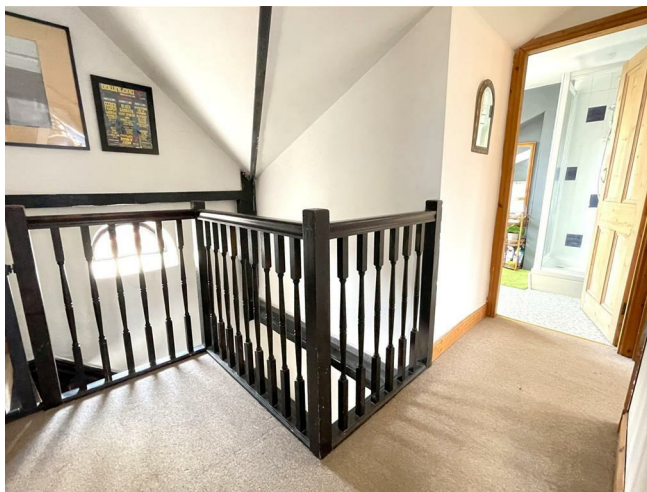
RETURNING TO THE LIVING/DINING ROOM A STAIRCASE WITH HALF LANDING RISES TO:

FIRST FLOOR GALLERIED LANDING



Having a part pitched ceiling, useful under eaves storage cupboard and single glazed arched window to the side.

Further stripped pine doors leading to:

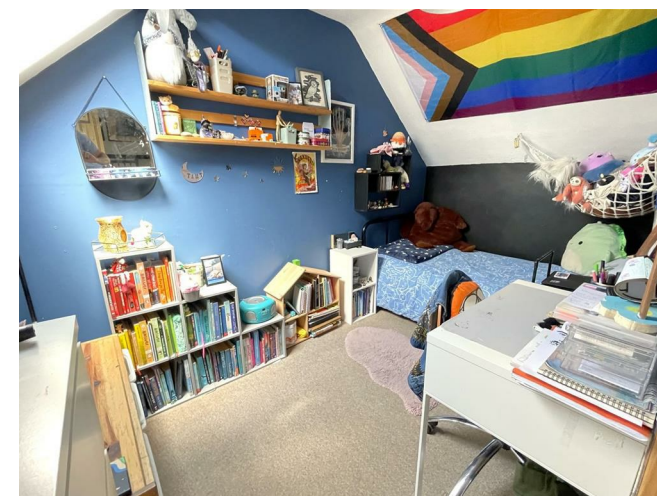


BEDROOM 1

13'3" (17' max) x 11'9" (4.04m (5.18m max) x 3.58m)



Currently utilised as two bedroom spaces with central petition but would provide a well proportioned double bedroom having dual aspect with skylight to the rear and double glazed window to the front. In addition the room having stripped pine skirting and central heating radiator



BEDROOM 2

11'2" x 9'4" (3.40m x 2.84m)



A double bedroom having stripped pine skirting, central heating radiator and double glazed dormer window.

BATH/SHOWER ROOM

9'8" x 9'4" (2.95m x 2.84m)



A well proportioned space having suite comprising shower enclosure with wall mounted electric shower, panelled bath with chrome mixer tap, close coupled WC and

pedestal washbasin, central heating radiator and double glazed window.



EXTERIOR



The property occupies a low maintenance plot with a manageable outdoor space having a walled courtyard garden lying to the southerly side of the property. With a block set terrace and enclosed by rendered walls, creating a real sun trap in the summer months, the garden has established borders and links into a studio room providing a pleasant outdoor space. To the northerly side of the property there is a further forecourt which would be suitable for one car.





STUDIO ROOM

15'2" x 11'4" max (10' min) (4.62m x 3.45m max (3.05m min))



A really useful space that was converted from a period outbuilding and has been insulated and plastered to create an outdoor reception space, currently utilised as a home office but alternatively would make an excellent gym or even workshop, having inset downlighters to the ceiling, wall mounted electrical consumer unit, double glazed

window to the front and sliding patio door into the courtyard. Although the space has been insulated and plastered it does not have building certification and therefore cannot be considered a habitable space but would be perfect as a "occasional" room.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

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

The property lies within the town conservation area.

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:-

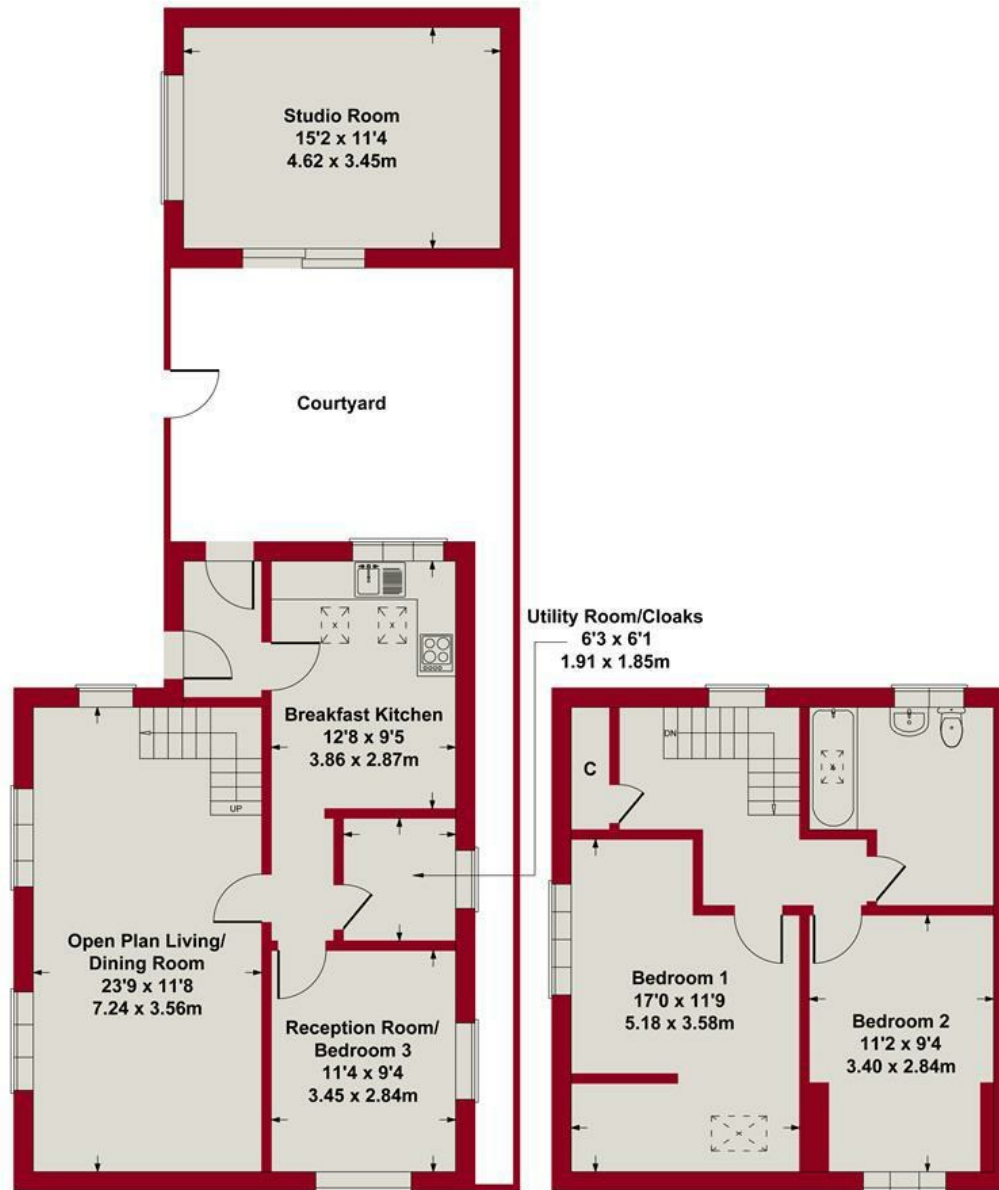
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

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



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.

Produced by Potterplans Ltd. 2024





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	



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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers