



34 Eden Walk, Bingham, Nottinghamshire,  
NG13 8YZ

No Chain £159,995

Tel: 01949 836678

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



- Modern Coach House
- Open Plan Main Reception
- Well Maintained
- No Upward Chain
- Ideal 1st Time Buy
- 2 Bedrooms
- Contemporary Kitchen
- Driveway & Garage
- Pleasant Cul-De-Sac Location
- Viewing Highly Recommended

An excellent opportunity to purchase one of these popular coach house style homes, originally completed in 2014 by Redrow Homes and benefitting from contemporary fixtures and fittings, UPVC double glazing, gas central heating and neutral decoration throughout. The property has been well maintained over the years and is presented in good order with no upward chain.

These properties are perfect for those looking for a low maintenance home with a manageable outdoor space and provide an excellent alternative to an apartment, this property benefitting from its own driveway and generous garage which is not often seen in a property of its size. Internally the property offers in the region of 570 sq.ft. of accommodation with a private entrance door into an initial ground floor hallway with staircase rising to the first floor where this a landing space with access to a useful loft area above, an open plan sitting/dining room, a well appointed kitchen with integrated appliances, two bedrooms both benefitting from built in storage and a good sized main bathroom.

The property is tucked away off Eden Walk in a small close with a driveway providing off road parking and access to what is a generous L shaped, integral, garage.

The property is leasehold but benefits from a substantial period which is 999 years from 1st January 2013 and, unusually for a leasehold property, doesn't come with the burden of service or management charges, unlike many properties of its ilk with a shared responsibility. This in turn makes it attractive against the equivalent freehold dwellings and also apartments that have additional charges.

Overall this would be an excellent purchase for a wide range of prospective buyers, whether they be single or professional couples, buy to let investors or even those downsizing from larger dwellings or potentially as a second home or lock up an leave.

## 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 ENTRANCE DOOR LEADS THROUGH INTO:

## INITIAL GROUND FLOOR ENTRANCE LOBBY

Having central heating radiator, double glazed window to the side and staircase rising to:

## FIRST FLOOR LANDING

10'7" x 4'4" (3.23m x 1.32m)

Having central heating radiator, access to loft space above and further doors leading to:

## SITTING/DINING ROOM

17'11" x 12' max (5.46m x 3.66m max)

A well proportioned L shaped reception which is large enough to accommodate both a living and dining area having two central heating radiators, skylight to the ceiling and double glazed window to the front.

## KITCHEN

10'2" x 6'9" (3.10m x 2.06m)

Appointed with a generous range of contemporary wall, base and drawer units with brush metal fittings, having full height pull out larder unit, L shaped configuration of laminate preparation surfaces, inset sink and drain unit, integrating appliances including Smeg four ring stainless steel finish gas hob with chimney hood over and single over beneath, fridge and freezer, plumbing for washing machine, central heating radiator, boiler concealed in kitchen cupboard and skylight to the ceiling.

## BEDROOM 1

11'3" x 9'4" (3.43m x 2.84m)

A well proportioned double bedroom having aspect to the front with an excellent level of built in storage including full height wardrobe and additional over stairs storage cupboard, central heating radiator and double glazed window to the front.

## BEDROOM 2

12'10" x 6'5" (3.91m x 1.96m)

A versatile space which provides either a second bedroom or alternatively additional reception space ideal as an office, having built in cupboard, central heating radiator and skylight to the ceiling.

## BATHROOM

7'4" x 6'4" (2.24m x 1.93m)

Having a white suit comprising panelled bath with chrome mixer tap, further wall mounted shower mixer over and glass screen, close coupled WC and pedestal washbasin with mirrored splash back, shaver point, central heating radiator and double glazed window to the front.

## EXTERIOR

The property is tucked away off Eden Walk on a low maintenance plot with a tarmac driveway providing off road car standing which, in turn, leads to the integral garage. Adjacent to this a paved pathway leads to the front door.

## GARAGE

17'7" deep x 12'11" max (9' min) (5.36m deep x 3.94m max (2.74m min))

A well proportioned L shaped, over sized, single garage with under useful under stairs storage area/alcove and would be large enough to accommodate most average vehicles. The garage having up and over door, power and light.

## **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band B

## **TENURE**

Leasehold

## **LEASEHOLD INFORMATION**

The lease is 999 years from 1st January 2013. We understand the property is not subject to a service charge or management charges.

## **ADDITIONAL NOTES**

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

We are informed that there are no service charges for the communal areas.

## **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>



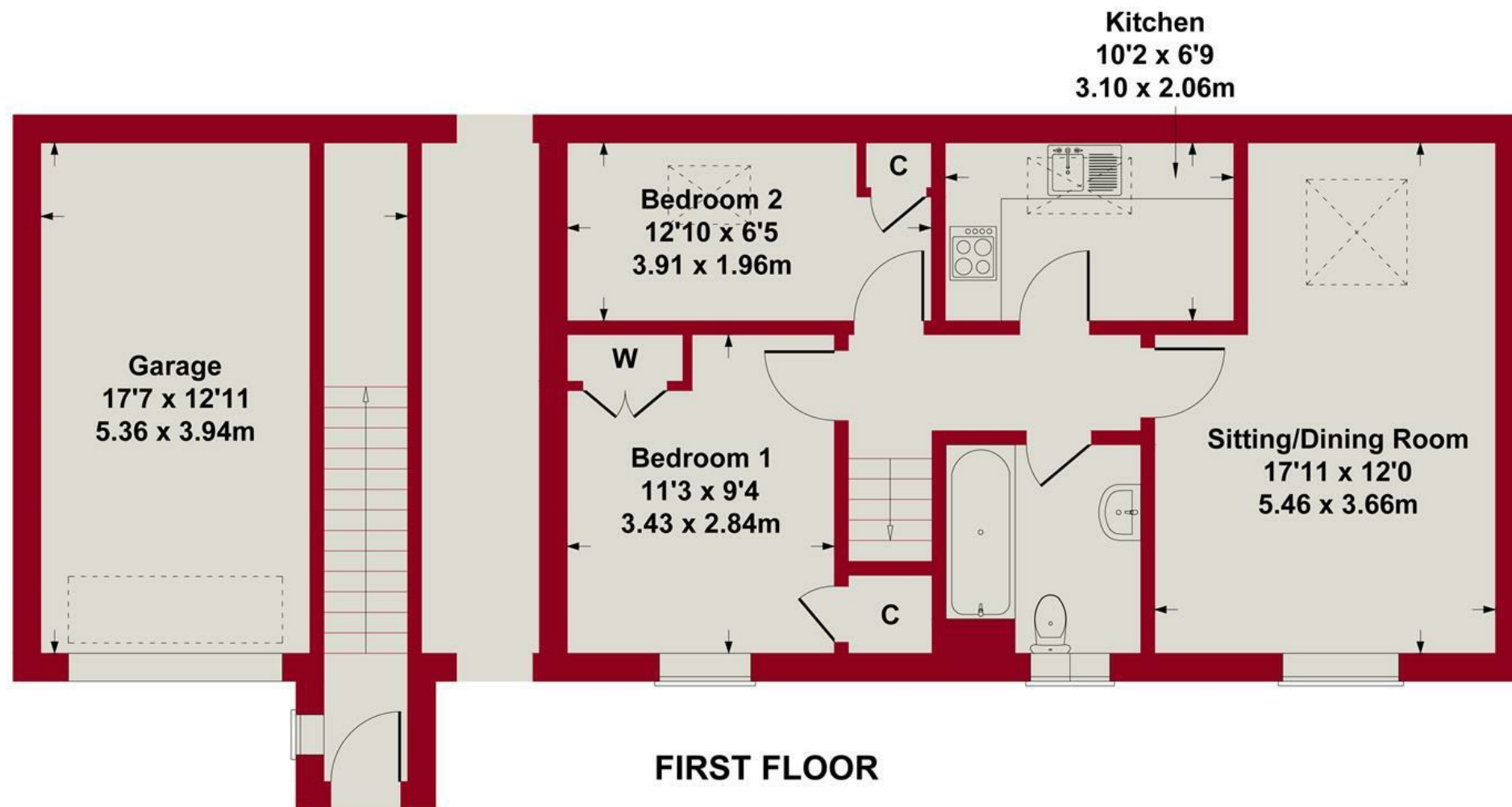












### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025





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



**RICS**



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