



19 Hill Drive, Bingham, Nottinghamshire,
NG13 8GA

Chain Free £215,000
Tel: 01949 836678

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

An opportunity to purchase a traditional end terraced home occupying what is a relatively generous corner plot with gardens to three sides, offering ample off road parking and, subject to consent, potential to possibly extend the accommodation further.

The property is likely to require a general program of modernisation based on today's requirements but provides a blank canvas for those wishing to place their own mark on home. The property currently provides accommodation which includes initial entrance hall with useful walk in pantry off, L shaped sitting/dining room and kitchen with utility off. To the first floor are three bedrooms and bathroom.

As well as the internal accommodation the property occupies an excellent plot with gardens to three sides as well as a southerly rear aspect. The side garden offers access onto the adjacent road providing a good level of off road parking and also, subject to consent, may offer scope to extend the accommodation further.

Overall viewing comes highly recommended to appreciate the potential on offer.

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 WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

8' x 3' (2.44m x 0.91m)

Having central heating radiator, staircase rising to first floor landing and further doors leading to:

L SHAPED SITTING/DINING ROOM

17'8" max x 13'4" max (5.38m max x 4.06m max)



A well proportioned reception which is large enough to accommodate both a living and dining area having a dual aspect with double glazed window to the front and rear, chimney breast with feature fireplace with marble hearth and back and inset gas flame coal effect fire, alcoves to the side and central heating radiator.



WALK IN PANTRY/CLOAKS CUPBOARD

4'4" x 3'5" (1.32m x 1.04m)

KITCHEN

11'5" x 9'1" (3.48m x 2.77m)



Although likely to require modernisation the property is fitted with a generous range of wall, base and drawer units having two runs of preparation surfaces, inset sink unit with chrome mixer tap and tiled splash backs, integrated

appliances including Belling double oven and Zanussi electric hob above, central heating radiator, double glazed window to the side and an open doorway leading through into:



REAR LOBBY/UTILITY AREA

9' x 2'3" (2.74m x 0.69m)

Having wall mounted cupboard which houses electrical consumer unit, plumbing for washing machine, wall

mounted Worcester Bosch boiler and composite exterior door into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having walk in alcove with central heating radiator, double glazed window overlooking the rear garden, access to loft space above and further doors leading to:

BEDROOM 1

10' max x 12' max (3.05m max x 3.66m max)



A well proportioned double bedroom having aspect to the front with central heating radiator, built in over stairs wardrobe as well as additional airing cupboard having central heating radiator.

BEDROOM 2

9'3" 7'8" (2.82m 2.34m)



Accessed by an initial corridor the room having central heating radiator and double glazed window to the side.

BEDROOM 3

9'11" x 6'3" (3.02m x 1.91m)



Having central heating radiator, walk in shelved cupboard and double glazed window to the side.



L SHAPED BATHROOM

10' x 5'9" max (3.05m x 1.75m max)



Having three piece suite comprising panelled enamelled bath with chrome mixer tap, integral shower handset and glass screen, close coupled WC and pedestal washbasin, central heating radiator and double glazed window to the rear.

EXTERIOR



The property occupies a generous corner plot with gardens to three sides, mainly laid to lawn with pedestrian access off Hill Drive. Off the adjacent Bishops Drive there is gated access onto a paved parking area having established borders and being enclosed by hedging and panelled fencing. The rear garden is mainly lawned with a paved terrace, timber decked seating area and panelled fencing.





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

Planning applications:-

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

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

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.

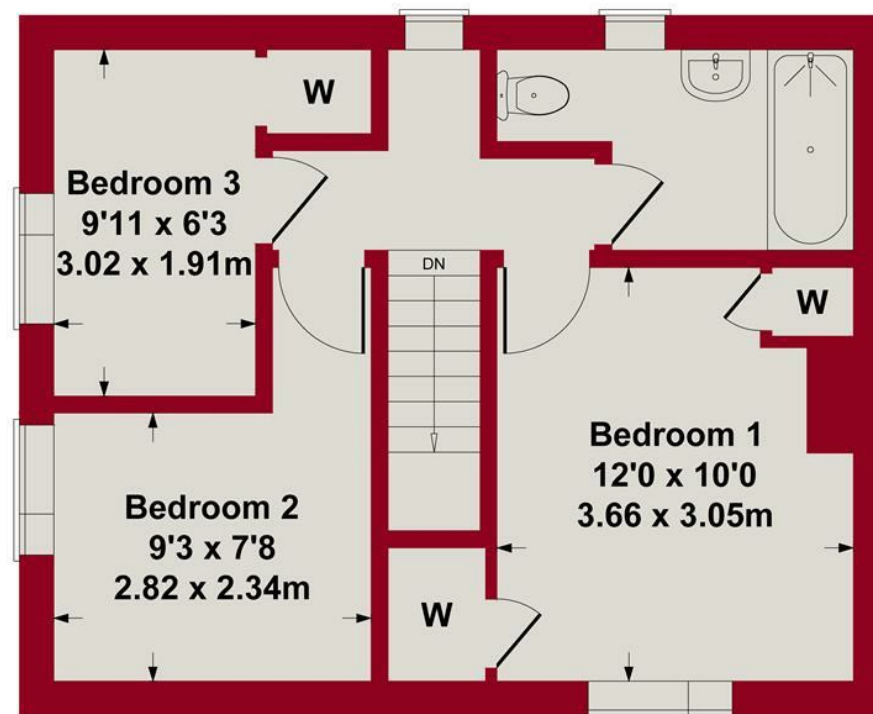
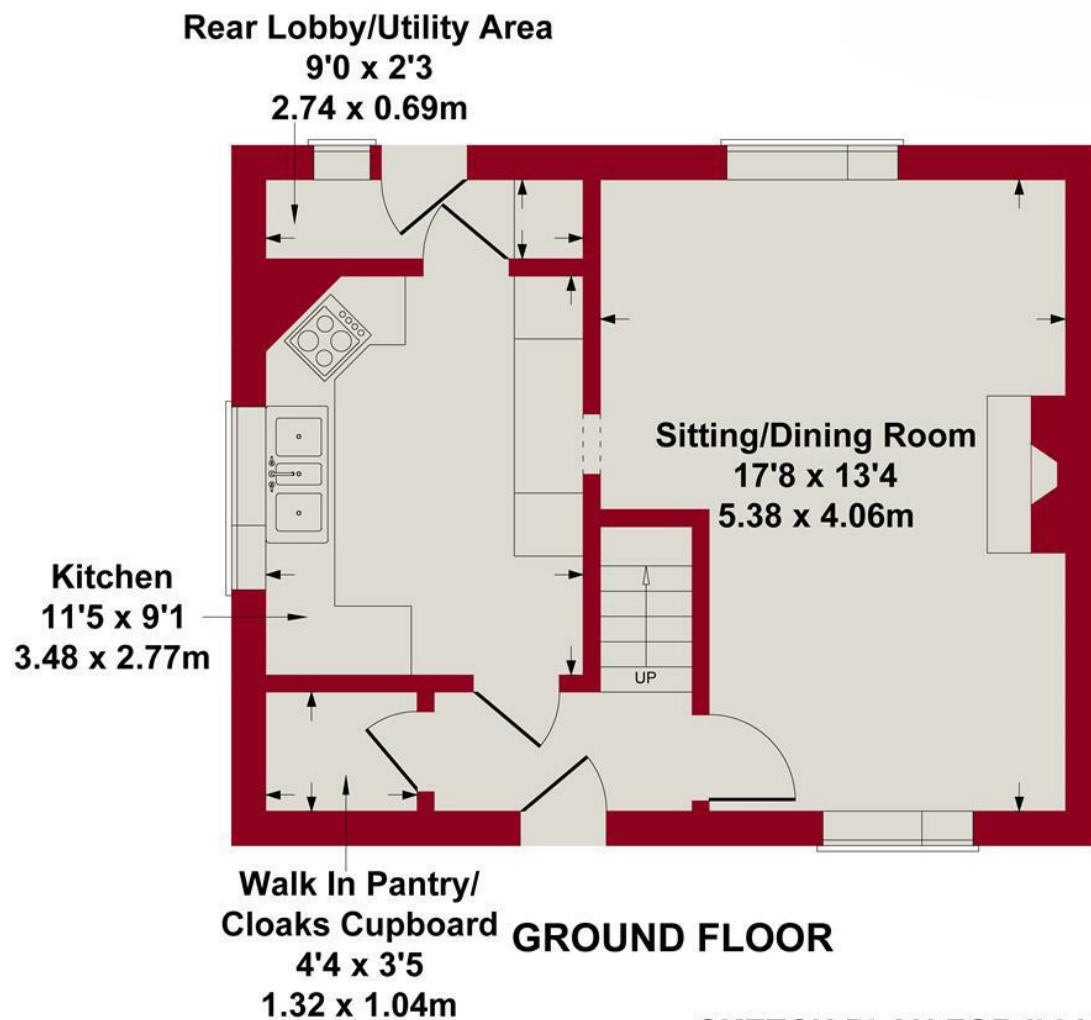
Flood assessment of an area: _

<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:-



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.

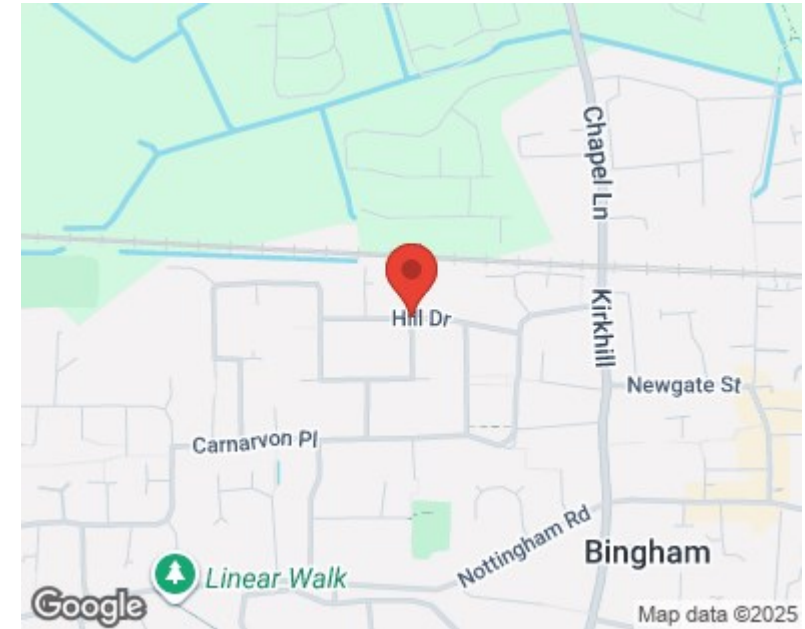
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Environmental Impact (CO 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



RICS



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