



65 Brendon Grove, Bingham,
Nottinghamshire, NG13 8TN

£189,950

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

- Modern End Townhouse
- Modernised Accommodation
- Off Road Parking
- Easy Reach Of Local Amenities
- Tastefully Appointed
- 2 Bedrooms
- Contemporary Bathroom & Kitchen
- Enclosed Rear Garden
- Ideal 1st Time Buy
- Viewing Highly Recommended

An excellent opportunity to purchase a modern end town house located on a no through close within this popular established area of the town, ideal for first time buyers, investors or even those downsizing from larger dwellings looking for a tastefully appointed home within easy reach of local amenities.

The property benefits from UPVC double glazing and gas central heating as well as relatively neutral decoration throughout and comprises an initial entrance hall leading through into a main sitting room and, in turn, a modern breakfast kitchen at the rear. To the first floor there are two bedrooms and a contemporary bathroom.

As well as the internal accommodation the property occupies a pleasant plot with a low maintenance frontage providing off road parking and a generous, enclosed garden, at the rear.

Overall viewing comes highly recommended to appreciate both the accommodation and location 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.

AN OPEN FRONTED CANOPIED PORCH LEAS TO THE MAIN UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

INITIAL ENTRANCE HALL

Having staircase rising to the first floor landing, central heating radiator and door leading through into:

SITTING ROOM

13'1" x 12'4" max into alcove (3.99m x 3.76m max into alcove)

A pleasant L shaped reception having attractive panel effect wall, double glazed box bay window with deep sill, central heating radiator, useful under stairs alcove and a further door leading through into:

BREAKFAST KITCHEN

12'4" x 7'4" (3.76m x 2.24m)

Fitted with a generous range of modern wall, base and drawer units with brush metal fittings and U shaped configuration of laminate preparation surfaces including a small breakfast bar area. The main run has an inset stainless steel sink and drain unit with chrome swan neck mixer tap and metro style tiled splash backs, the kitchen having integrated single oven, gas hob with tiled splash back and chimney hood over, UPVC double glazed window and exterior door into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having further doors, leading, in turn, to:

BEDROOM 1

12' x 9'2" (3.66m x 2.79m)

A well proportioned double bedroom having aspect to the front, a good level of built in storage with both airing cupboard and separate large storage cupboard/wardrobe, central heating radiator and double glazed window.

BEDROOM 2

8'7" x 5'10" (2.62m x 1.78m)

A single bedroom overlooking the rear garden with double glazed window and central heating radiator.

BATHROOM

6'3" x 5'7" (1.91m x 1.70m)

Tastefully appointed having been modernised with a contemporary three piece white suite comprising panelled bath with chrome mixer tap, wall mounted shower over and glass screen, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator and double glazed window to the rear.

EXTERIOR

The property is situated within an established residential cul-de-sac, set back behind an open plan frontage which provides off road car standing, having gravelled borders and pathway leading to the front door. To the rear of the property is a relatively good sized garden which extends to approximately 45 ft. in length with a just off westerly aspect, having an initial paved terrace leading onto a central lawn, an additional area at the foot of the garden with timber storage shed and courtesy gate. The garden is enclosed by feather edged board and panelled fencing.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).

There is a shared pathway to the rear of the properties, giving pedestrian access to the dwellings. There is a potential shared responsibility for the maintenance of this path.

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

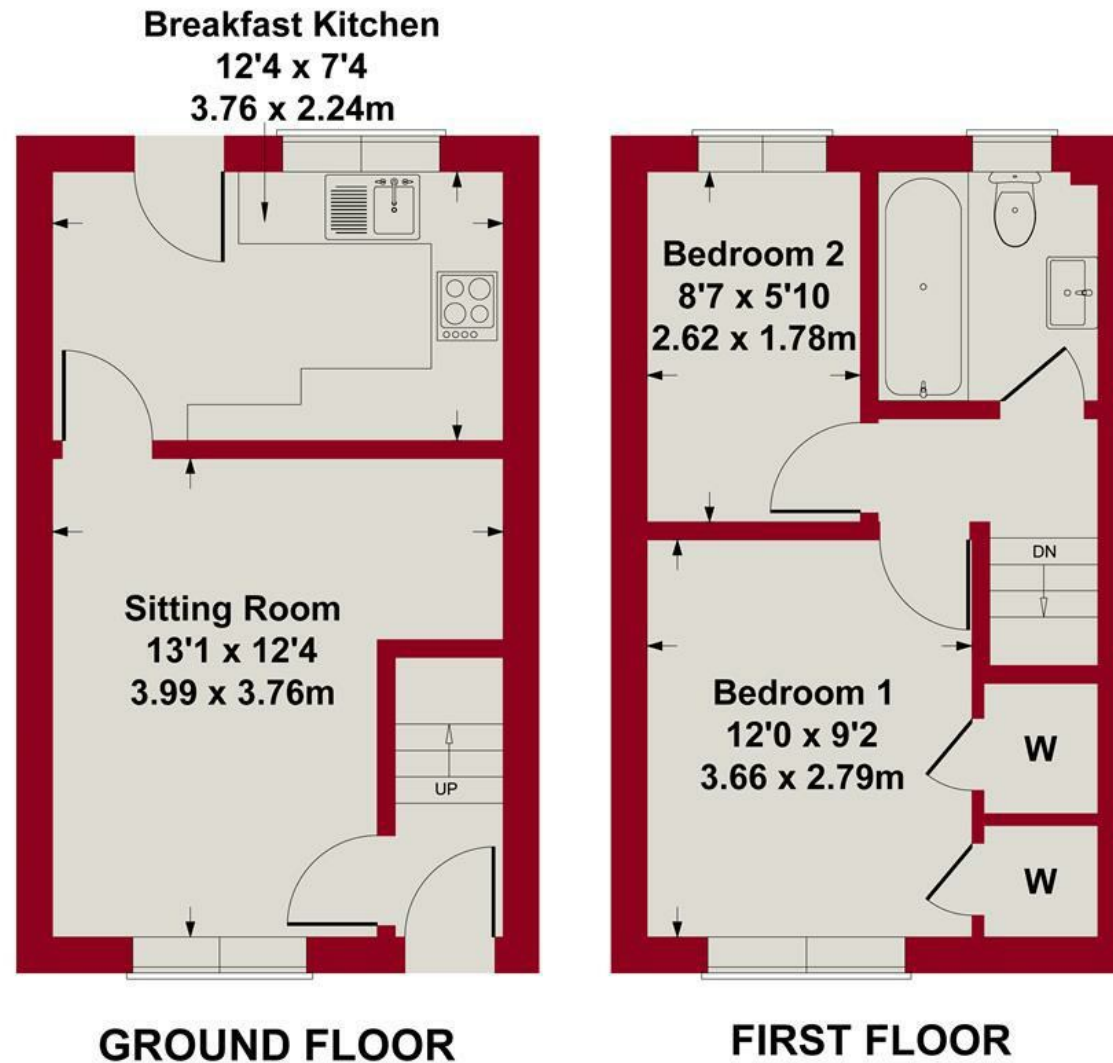
<https://reports.ofsted.gov.uk/>

Planning applications:-

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







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

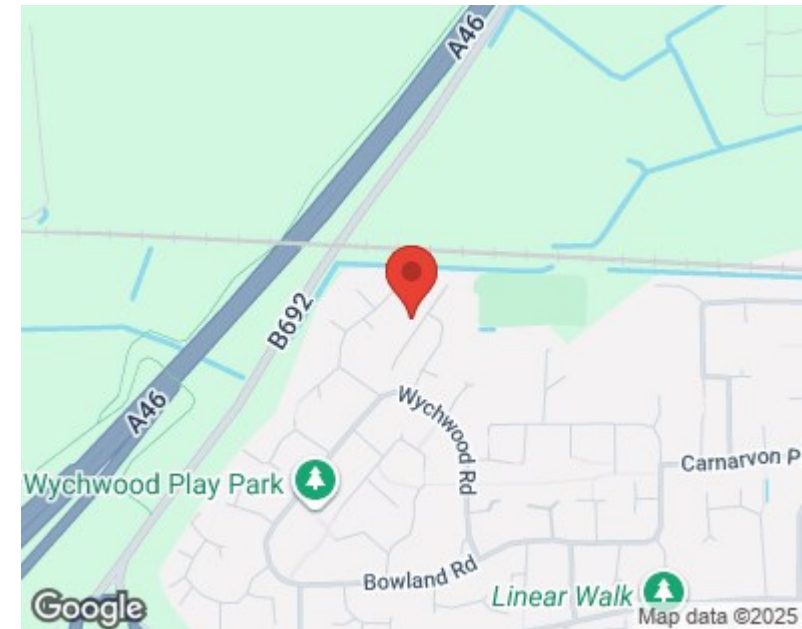
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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



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