

FOR SALE

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www.hammondpropertyservices.com

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NG13 8AR

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**1 NEWGATE STREET, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8FD**

£355,000

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We are delighted to bring to the market this 2 or 3 bedroomed detached chalet bungalow, located within 100 yards of the Bingham Market Place. For those looking to walk in, put your furniture down and do nothing, this is the property for you!

Perfect for those local folk who are looking downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

The perfect combination of character and spacious accommodation that includes Porch, Reception Hallway, Dining Lounge, Kitchen with a separate Utility Room / Store, Two Double Bedrooms and Bathroom to the ground floor with an extending ladder to the Loft Bedroom.

This beautifully presented and double glazed property enjoys a delightful position being just a gentle stroll from the Market Place where there is a range of shops as well as a regular bus service and a rail service to Nottingham City Centre.

The property comes with off street parking and a GARAGE whilst there are the perfect sun traps within the southerly facing mature garden from which to enjoy breakfast, lunch or afternoon tea - ideal for those who enjoy al fresco entertaining during those summer months.

The property is being offered with the benefit of NO CHAIN to ensure a speedy sale for the right buyer.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.



DIRECTIONAL NOTE The property may be approached by turning left out of our Bingham Office along Newgate Street and walking approximately 100 yards. Keeping to the left, the Bungalow is clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8FD

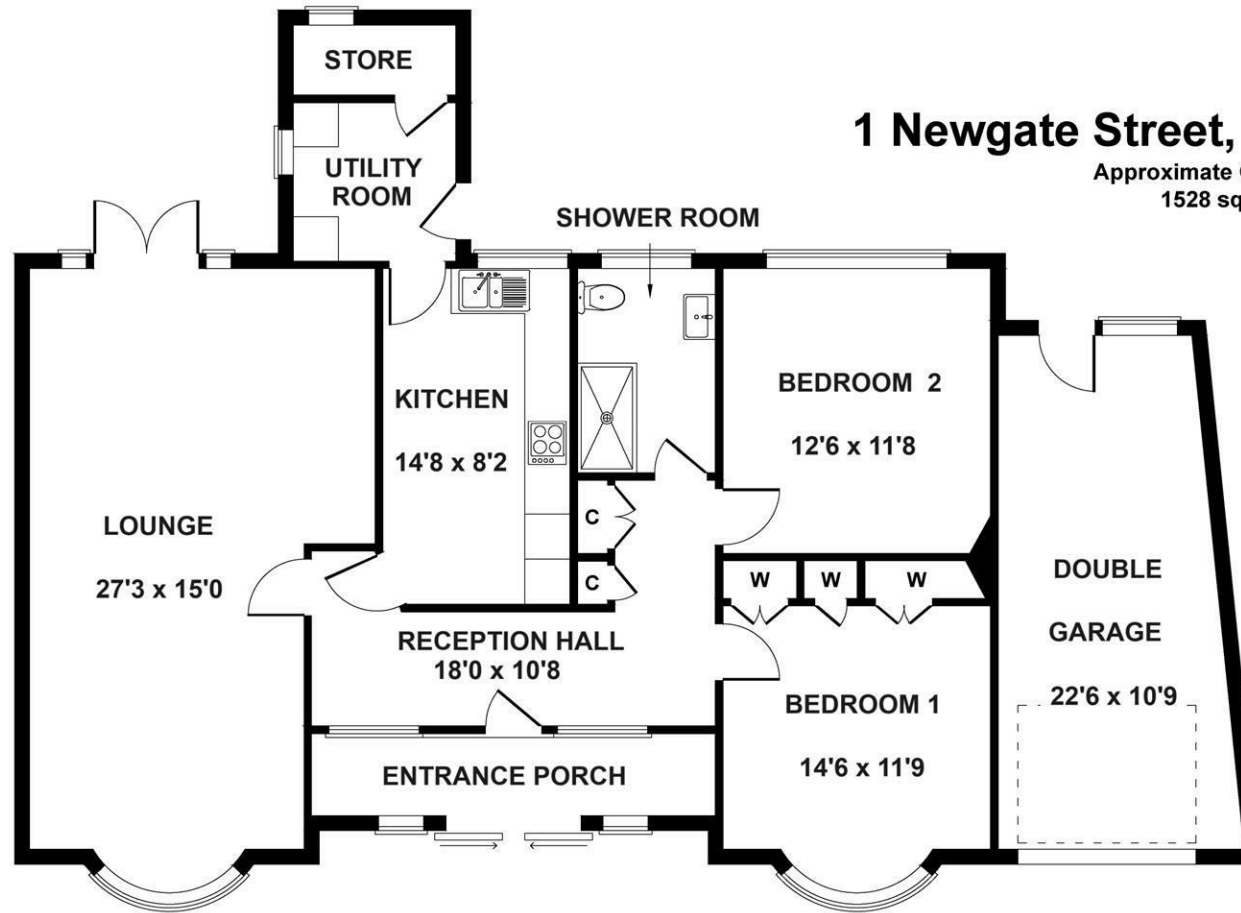
Council Tax Band D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

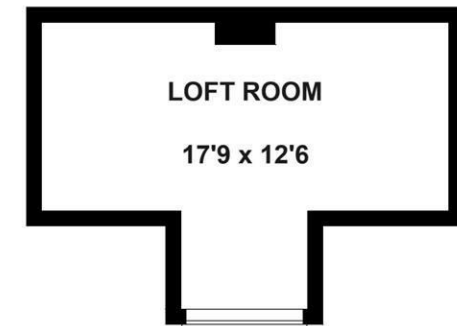
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

1 Newgate Street, Bingham, NG13 8FD

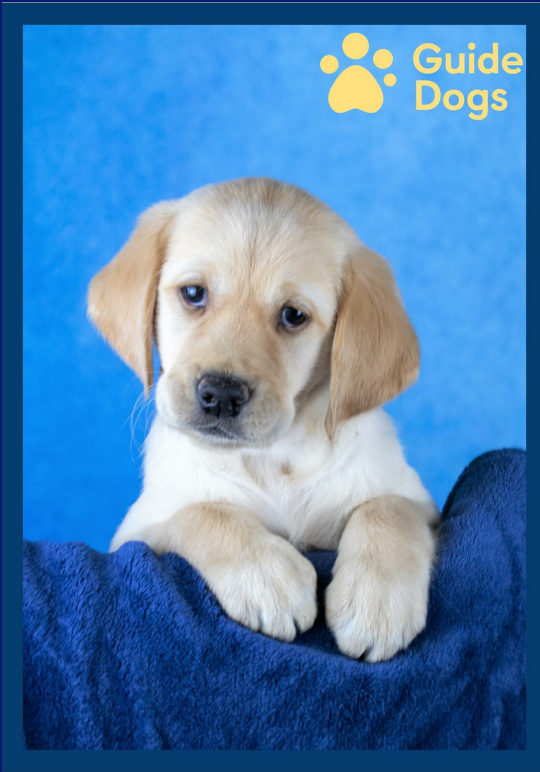
Approximate Gross Internal Area
1528 sq ft - 142 sq m



Not to Scale. For Illustrative Purposes Only.



Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at
OnTheMarket.com



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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in



ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



For more details, email sponsorship@hammondpropertyservices.com



A double glazed and sliding entrance door into a

RECEPTION PORCH

with double glazed windows and a double glazed entrance door into the

HALLWAY

with a built-in airing cupboard and cupboards, hinged access hatch and extending ladder to the room in the loft, central heating radiator.

DINING LOUNGE

27'3 x 15'0 (8.31m x 4.57m)

with a double glazed bay window and central heating radiator at the front and with double glazed French doors to the southerly facing rear garden and central heating radiator.





BREAKFAST KITCHEN

14'6 x 8'3 (4.42m x 2.51m)

with a double glazed window and a central heating radiator. One and a half bowl sink unit and drainer overlooking the rear garden and work surfaces with drawers and cupboards under. A four ring gas hob with extractor hood over. A Hotpoint electric double oven with Bosch microwave over, Tiled flooring and recessed lighting.





REAR UTILITY PORCH

with a tiled floor, a double glazed window and a double glazed door to the rear garden. Plumbing for a washing machine. A further door leads into a

STORE AREA

with a double glazed window to the rear and tiled flooring.

BEDROOM 1

14'4 x 11'9 (4.37m x 3.58m)

with a double glazed bow window to the front and a central heating radiator. A range of built in double wardrobes with overhead cupboards. A further drawers and cupboard unit.





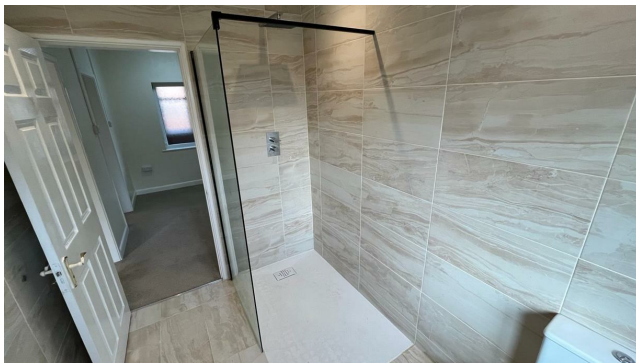
FULLY TILED SHOWER ROOM

A beautifully finished room with walk-in shower enclosure with fixed glass, a wall mounted wash hand basin and a low flush W.C.. A double glazed window and a central heating towel radiator.

BEDROOM 2

12'6 x 11'8 (3.81m x 3.56m) with a double glazed window overlooking the rear garden and a central heating radiator.

LOFT LADDER STEPS FROM THE HALLWAY TO





THE ROOM IN THE LOFT - BEDROOM 3

18'0 x 12'6 (5.49m x 3.81m)

with a double glazed dormer window and a central heating radiator. A further door to the eaves storage area that also houses the Worcester Bosch Combi Boiler.

OUTSIDE - FRONT

22'9 x 9'0 (6.93m x 2.74m)

The driveway to the side provides an off-street parking space that leads to the GARAGE with an up and over door to the front and a half glazed door to the rear garden. Two areas of lawn are further enhanced with plenty of colour from the planted beds... all behind a retaining wall with a central wrought iron gate leading to the front door. Wonderful views to the front towards the characterful and pantiled roof buildings.





OUTSIDE - REAR

There is gated access to the side that leads past the Beech hedging and through to the large, southerly facing and sunny rear garden with a paved patio, shaped lawns and mature plantings ensuring a high degree of privacy.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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PROTECTION ADVISORS

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Home Movers
Re-mortgages
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Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

FULLY MANAGED or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**



LET BY

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to arrange a suitable time for us to call out and to discuss what we do and how we do it!