

FOR SALE

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**4B CHURCH STREET, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8AL**

£295,000

4B CHURCH STREET, BINGHAM, NOTTINGHAMSHIRE NG13 8AL

Only 12 yards from Bingham Market Place! Within a select run of similar properties and finished to a very high quality throughout - perfect for those looking to walk in, put their furniture down and do nothing, this is the property for you! Is this the best 4 piece-suite bathroom at this price range?

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

This beautifully presented property enjoys a delightful position being only 21 paces from the Market Place where there is a wide range of shops as well as a regular Bus service and also a rail service to Nottingham City Centre.

The property comes with its own GARAGE whilst there is the perfect sun trap within the southerly facing and very private landscaped garden to ensure less maintenance for everybody and no need for a lawn mower.

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.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.



Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="border: 1px solid black; padding: 2px; display: inline-block;">83</div>
(81-91) B		
(69-80) C	<div style="border: 1px solid black; padding: 2px; display: inline-block;">69</div>	
(55-68) D		
(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 (CO₂) 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>		

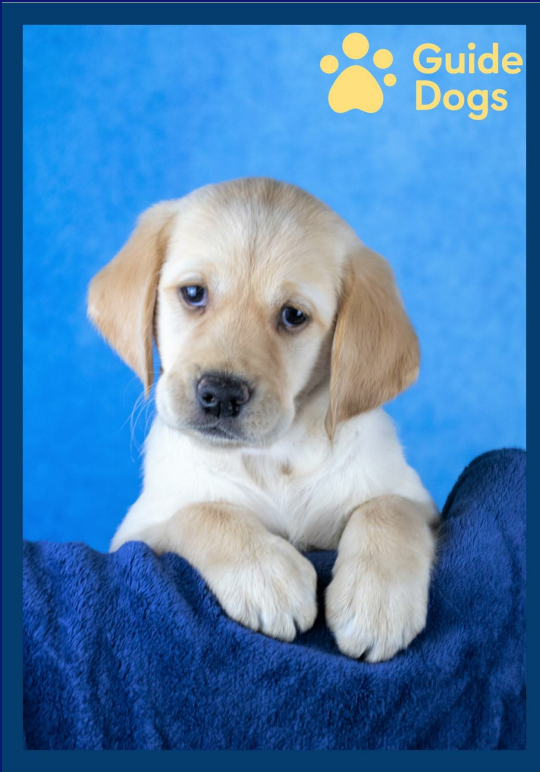
England & Wales EU Directive 2002/91/EC



Approximate Gross Internal Area
1206 sq ft - 112 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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at




Find us on Facebook

Hammond Property
Services Bingham



Follow us on Twitter

@HammondProperty



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,905 last year 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



Robert Miles
Infant School



For more details, email sponsorship@hammondpropertyservices.com



Hardwood entrance door into the
HALLWAY
with stairs to the first floor and a door into the

DINING LOUNGE
27'9 x 17'6 (8.46m x 5.33m)

LOUNGE AREA
with a window to the front, feature fireplace and a central heating radiator. Useful understairs storage cupboard.





DINING AREA

with a central heating radiator and open plan to the Sun Room area and the Kitchen

KITCHEN

9'8 x 8'0 (2.95m x 2.44m)

Featuring a range of fitted units with a marble effect work surface to three sides, inset single drainer sink unit with mixer tap. There are plenty of cupboards and drawers, and tiled splashbacks above the work surfaces. Rangemaster cooking range including a four ring gas hob and hot plate, integrated dishwasher, space for American Style fridge freezer with a wine rack to one side. Tiled flooring and recessed lighting.



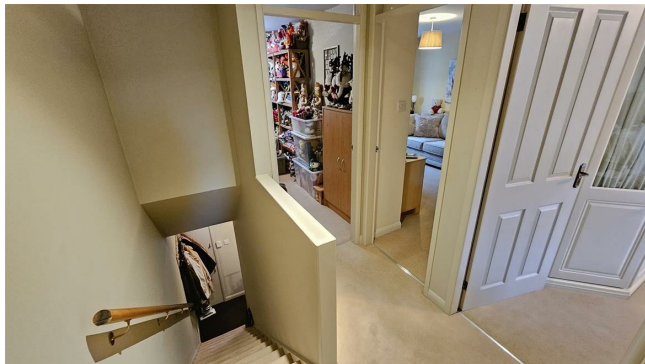


SUNROOM / CONSERVATORY

15'6 x 5'6 (4.72m x 1.68m)

a wonderful feature for this beautiful home and the perfect venue from which to enjoy the landscaped and southerly facing rear garden. Further marble effect worktop with concealed plumbing for washing machine under. Tiled flooring. Double glazed windows and double glazed double doors onto the block paved patio.

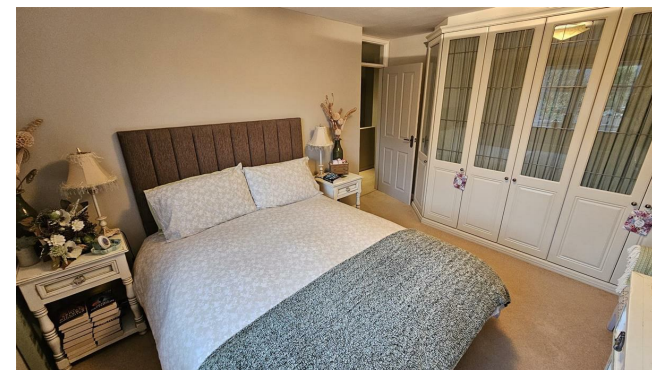




FIRST FLOOR LANDING

BEDROOM 1

13'6 x 10'3 (4.11m x 3.12m)
with a central heating radiator and a double glazed window overlooking the rear garden. A range of fitted wardrobes.





BATH & SHOWER ROOM

10'2 x 7'0 (3.10m x 2.13m)

with a 4 piece suite comprising a double-ended and panelled bath with a mixer tap and shower head fitting, wash basin set within tiled vanity unit and a low flush W.C., a fully tiled walk-in shower with bottle recess, a towel radiator. Complementary tiling to walls and floor and a double glazed window.





BEDROOM 2

14'0 x 10'0 (4.27m x 3.05m)
with a central heating radiator and a window overlooking the rear garden.

BEDROOM 3

10'9 x 7'6 (3.28m x 2.29m)
with a central heating radiator and a double glazed window overlooking the front.





OUTSIDE - REAR

This beautifully presented property enjoys a delightful position being only 21 paces from the Market Place where there is a wide range of shops as well as a regular Bus service and also a rail service to Nottingham City Centre. The property comes with its own GARAGE (16'0 x 8'8), whilst there is the perfect sun trap within the southerly facing and very private landscaped garden to ensure less maintenance for everybody and no need for a lawn mower. There is block paving to the courtyard garden and a door into the GARAGE. A driveway to the side of the property leads to the open courtyard that allows access to the white and over door of the GARAGE.

