

FOR SALE

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**69 BURROWS DRIVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AT**

£1,200 PCM

69 BURROWS DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AT

We are delighted to bring to the market this three bedroom semi detached house by Taylor-Wimpey, brand new to rent in a sought after location, spacious, modern and to a high specification.

With built in Zanussi appliances - double oven, gas hob, dishwasher, fridge freezer and washer dryer.

Family bathroom and en-suite to the master bedroom.

Rear garden laid to lawn and two tandem allocated parking spaces.

FLOOR PLAN: <https://www.taylorwimpey.co.uk/why-choose-us/our-homes/three-bedroom-homes/the-gosford>

**** NON-SMOKERS ONLY****

*****NO-PETS*****



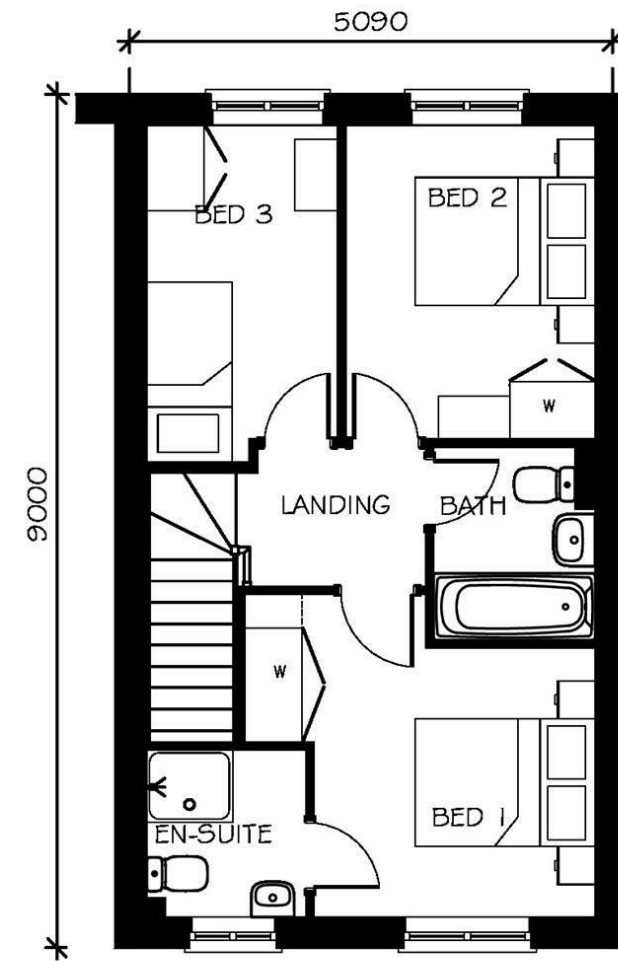
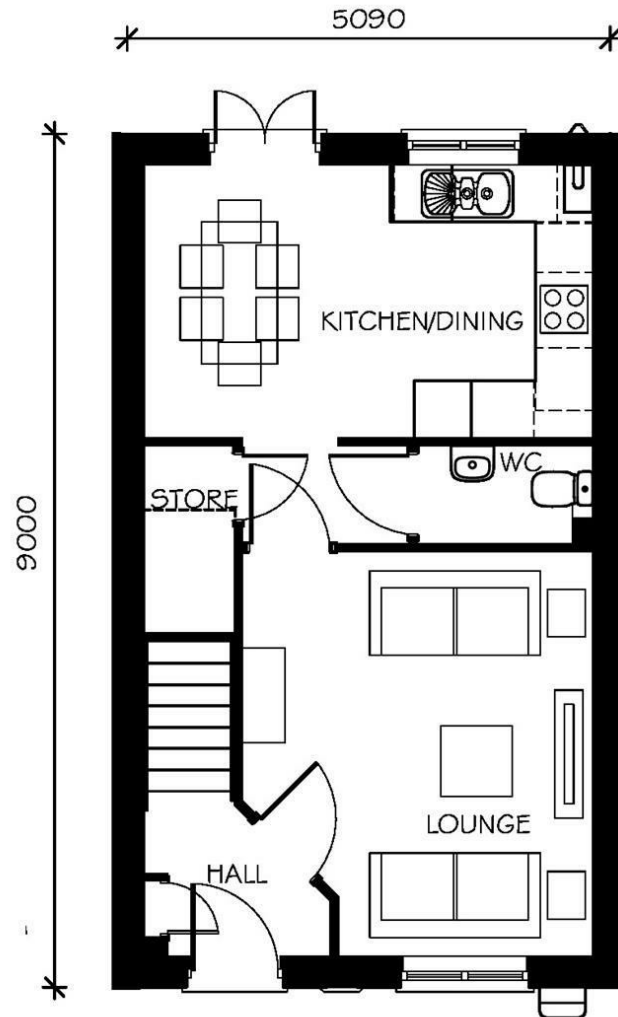
DIRECTIONAL NOTE

For Sat Nav use Post Code: **NG13 7AT**

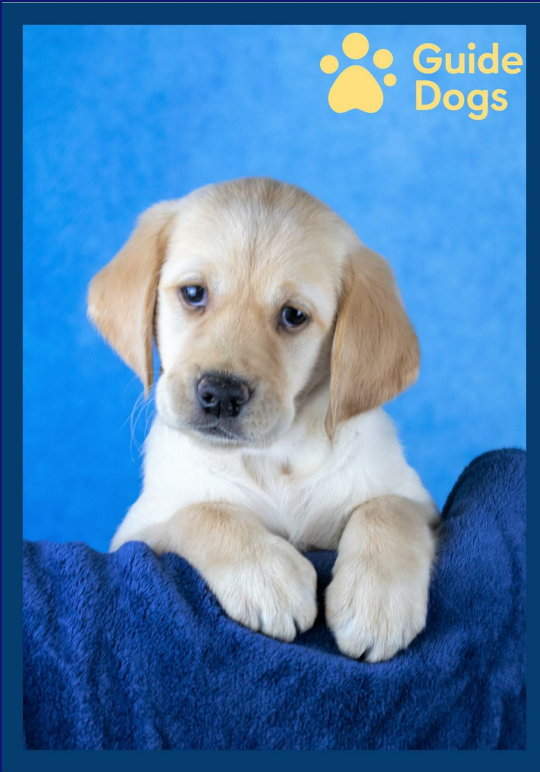
Council Tax Band **New**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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 (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	



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




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Services Bingham



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@HammondProperty



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



Composite and double glazed entrance door into the **HALLWAY** with stairs to the first floor and a useful store cupboard. Central heating radiator.

LOUNGE
14'0 x 12'0 (4.27m x 3.66m)
with a central heating radiator and a double glazed window to the front.

INNER LOBBY
with a useful storage cupboard.



CLOAKROOM

DINING KITCHEN

15'6 x 9'6 (4.72m x 2.90m)

LANDING

with a central heating radiator.

BEDROOM 1

9'9 x 9'4 (2.97m x 2.84m)

with a central heating radiator and a double glazed window to the front.





EN-SUITE SHOWER ROOM

with a white suite comprising a shower enclosure, pedestal wash basin and a low flush W.C., double glazed window and tiled effect flooring.

BEDROOM 2

11'0 x 8'8 (3.35m x 2.64m)

with a central heating radiator and a double glazed window to the rear.





BEDROOM 3

11'9 x 6'6 (3.58m x 1.98m)

with a central heating radiator and a double glazed window to the rear.

FAMILY BATHROOM

Double glazed window to the rear, low level W.C., pedestal washbasin and a panelled bath with shower over and screen.





OUTSIDE
with a driveway to the side providing off-street parking for two vehicles. A secure timber gate leads to the lawned rear garden that is fully enclosed by timber fencing.







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



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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**



Want one of these???

Then get one of these!!!

© WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!! ©

Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85**

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