

FOR SALE

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**55 GRANTHAM ROAD, RADCLIFFE-ON-TRENT, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 2HE**

£229,950

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If you are seeking a sensibly priced two bedroom Bungalow, requiring some modernisation in places, then this is an ideal home for those with an eye to detail who would like to put their own stamp on it - and priced to bring about a speedy sale with the added benefit of NO CHAIN.

The accommodation offers ideal living space for those looking for an easy to maintain home... following the scheme of upgrading. There is the added bonus of a very large and sunny rear garden and further storage is provided by the two garden sheds.

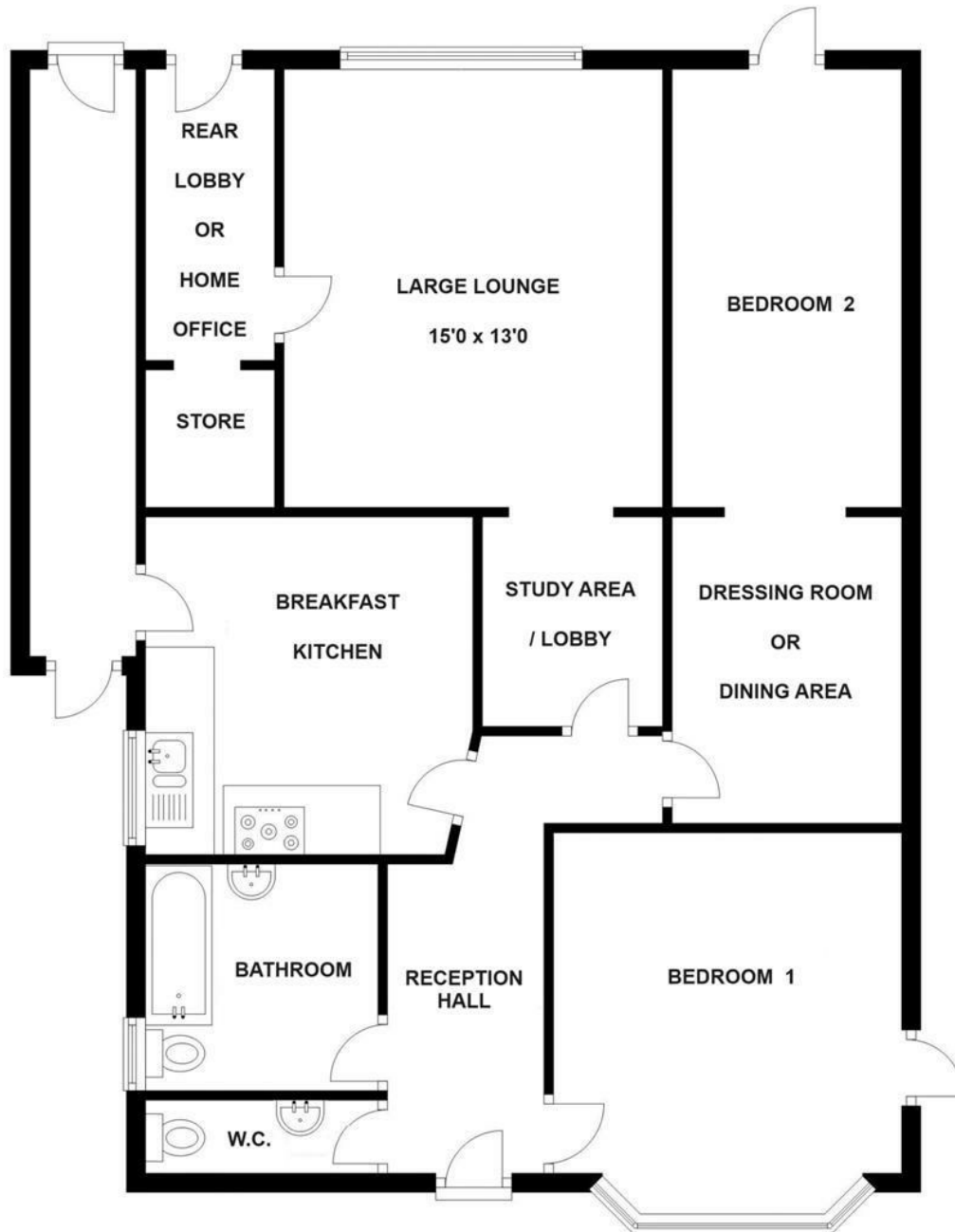
The closest Bus Stop into Bingham... is only 100 yards away. The closest Bus Stop into Radcliffe and Nottingham... is also only 100 yards away.

Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes.

The neighbouring Market Town of 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 also enjoys direct rail links to Nottingham and Grantham.

As many buyers are aware, bungalows in Radcliffe and Bingham are at a real premium – particularly those with such a fantastic garden! With this in mind, coupled with the realistic asking price we anticipate a high degree of interest. See it this week to avoid disappointment!





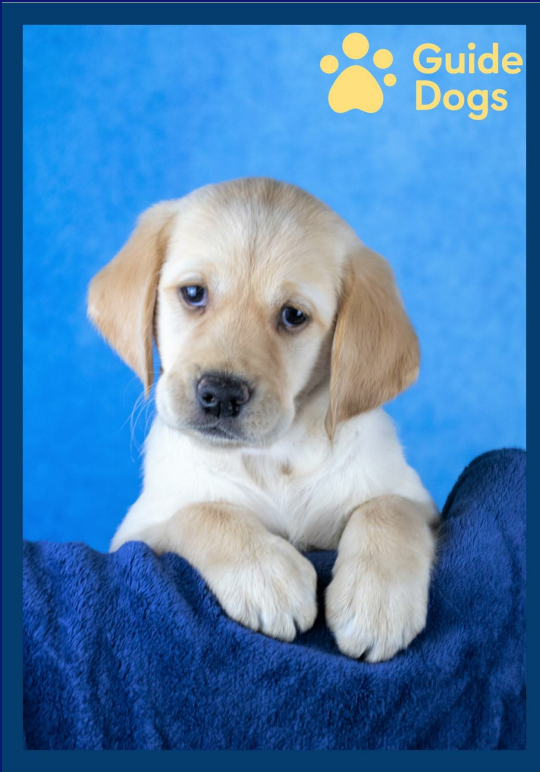
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(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	

Council Tax Band **D**



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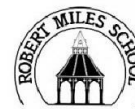
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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



Double glazed entrance door into the

HALLWAY

with high ceilings and a central heating radiator.

BREAKFAST KITCHEN

11'8 x 11'4 (3.56m x 3.45m)

with a double glazed window to the side and a central heating radiator. Door to the side elevation. Single sink with drainer and mixer tap. A variety of wall and base units with roll edge work surfaces, four ring gas hob with cooker hood over and an electric oven under, space for a fridge freezer, Worcester Combi boiler fitted in November 2022, further work top area with cupboard under.





WALK THROUGH STUDY AREA / LOBBY

7'3 x 6'3 (2.21m x 1.91m)

with both a serving hatch and a step down to the

LOUNGE

15'2 x 13'0 (4.62m x 3.96m)

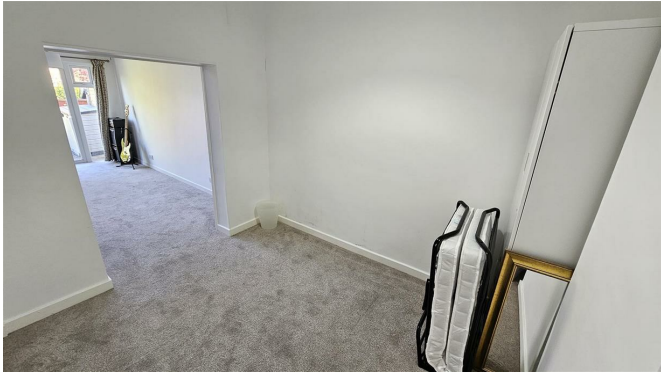
with a central heating radiator and a double glazed window with fabulous views across the rear garden. Door into the

REAR LOBBY / HOME OFFICE

20'0 long (6.10m long)

with a central heating radiator and a double glazed door leading onto the rear garden. In addition there is a useful store area with shelving.





DRESSING ROOM / DINING AREA
10'8 x 8'0 (3.25m x 2.44m)
with a central heating radiator.

BEDROOM 2
15'0 x 8'0 (4.57m x 2.44m)
with a central heating radiator and a double
glazed door leading onto the patio area of the
rear garden. A light box ceiling has been
sensibly fitted bringing in plenty of natural light.

BACK TO THE HALLWAY





BEDROOM 1

12'0 x 11'9 (3.66m x 3.58m)

with a central heating radiator and a double glazed window across the rear garden and parking area.

BATHROOM

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

Double glazed window to the side, mosaic tiled flooring, low level W.C., pedestal sink with storage cupboard to the side, a panelled bath with electric shower over.

CLOAKROOM / W.C.

Double glazed window to the front, mosaic tiled flooring, low level W.C., wash basin sink.





OUTSIDE - FRONT

There is plenty of parking and safe turning area within the full width driveway to ensure easy access to the property, all enclosed by mature hedging. A side passage leads to the side door of the covered walk way, with a further double glazed door leading onto the patio area of the rear garden.





OUTSIDE - REAR

The fully enclosed rear garden is a delight with plenty of mature shrubs and blossoming trees providing a wonderful texture. The patio area is accessed by two double glazed doors at the rear of the Bungalow. Mainly laid to lawn with both timber fencing and hedging, there are two garden sheds for those who enjoy tinkering and potting... or for conversion into a Home Office?



OUTSIDE - GARDENS





Designed for ease of maintenance, the garden provides plenty of privacy and even a brick-built BBQ stand for those who enjoy entertaining during those balmy summer months.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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Did you know that we have a Rental Department?

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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**



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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!