

FOR SALE

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**50 WHITWORTH DRIVE, RADCLIFFE-ON-TRENT, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 2DE**

£375,000

This IMMACULATE Bungalow BENEFITS FROM the following IMPROVEMENTS within the last 7 years.

- * New kitchen * New shower room
- * New central heating system * New wiring
- * New windows * New carpets
- * New doors * New skirtings & architraves
- * New décor throughout

An excellent 'walk in, put your furniture down, and do nothing' home within a 650 yard walk of the Main Road within the Village centre and is being offered with the benefit of NO CHAIN to ensure a speedy purchase for the right buyer.

If you are seeking a THREE bedroomed bungalow with a southerly facing and very private rear garden, a Sun Room & separate Hobby Room... then this is it!

Perfect for those local folk who are looking to 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!

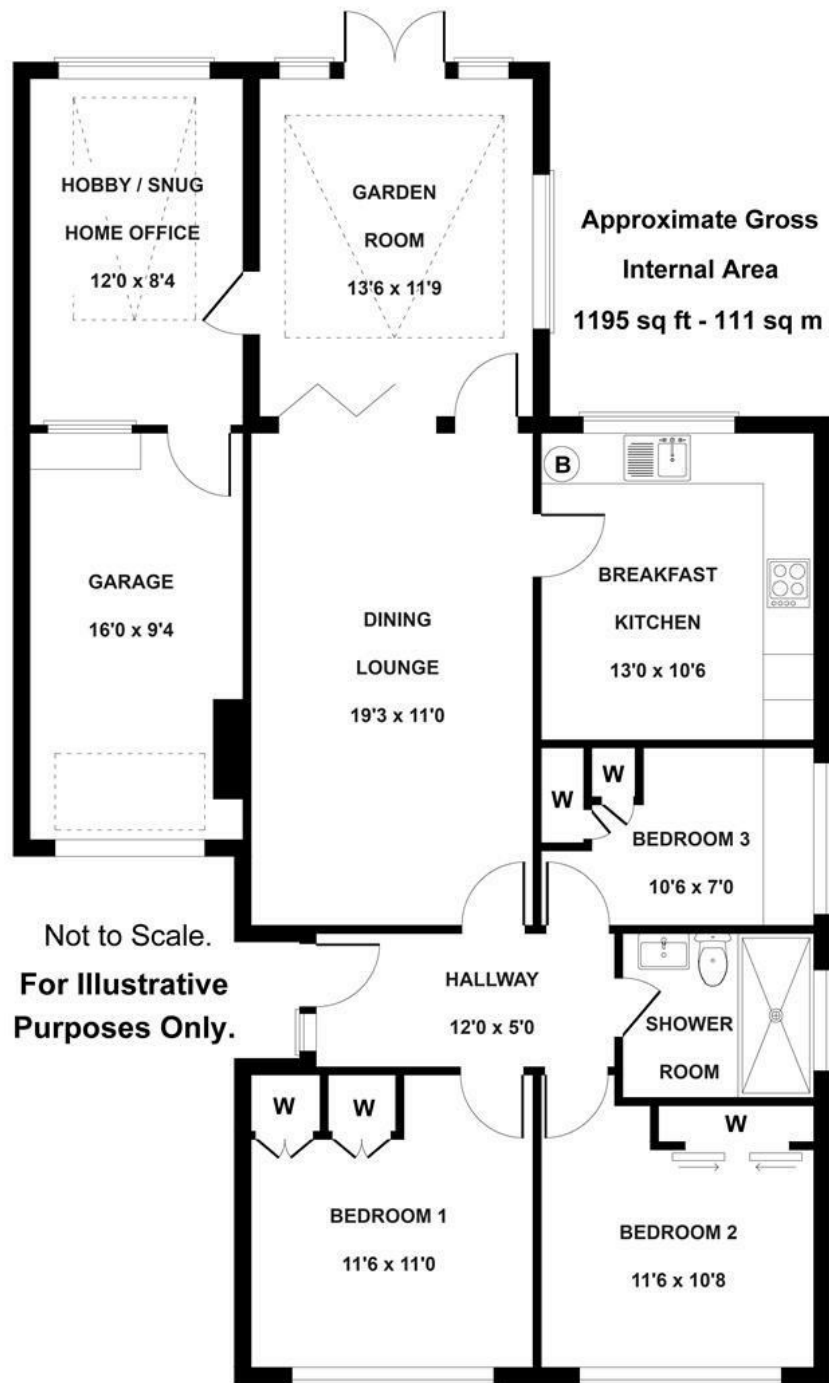
The well presented interior is perfect for young and old alike. It offers three bedroomed accommodation – the third bedroom could be used as a study or hobbies room or for the grandchildren when they come to stay! Outside is an easily managed garden which is perfect to sit out in and not too demanding on your time with a further landscaped garden to the front to ensure very easy maintenance.

Radcliffe-on-Trent is a popular residential village, on the favoured south side of the River Trent and located approximately 6 miles from Nottingham and is occupied by many who commute to work and yet enjoy village life. 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 superb train link to London in approximately 71 minutes.

Good quality bungalows are always in high demand. With this in mind we would strongly recommend early viewing as it may not be around for long.

50 WHITWORTH DRIVE, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2DE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

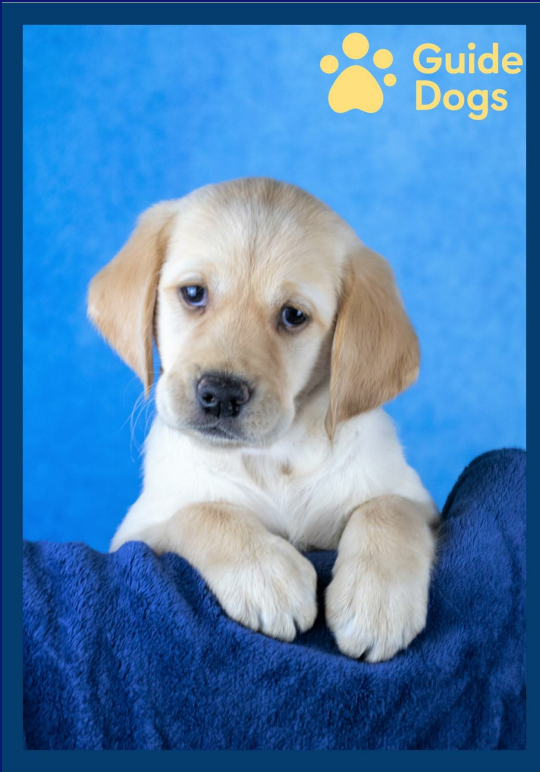
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **C**

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road and continue to Saxondale island. Take the third exit as directed to Nottingham (A52). Pass through the first set of traffic lights at Radcliffe on Trent. At the next set of lights turn right into Cropwell Road. At the T junction turn left and proceed through the village passing the Church on the left. Turn left into Water Lane then left again into Vancouver Avenue. Turn left into Orford Avenue. Turn right into Whitworth Drive and then property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code; NG12 2DE

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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Hammond Property Services Bingham



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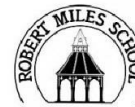
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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



COVERED PORCH

with a hardwood and double glazed side window and entrance door into the

RECEPTION HALLWAY

12'0 x 5'0 (3.66m x 1.52m)

approached from the left hand side of the bungalow, with an inset door mat, a central heating radiator and wood effect flooring. Access to the loft space.

DINING LOUNGE

19'3 x 11'0 (5.87m x 3.35m)

a light and airy room with a central heating radiator and a feature fireplace with electric fire.





BREAKFAST KITCHEN

13'0 x 10'6 (3.96m x 3.20m)

with L shaped work surface with drawers and cupboards under. Wall mounted cupboard units. Large sink unit with side drainer and a swan-head tap over. Integrated dishwasher. Electric hob with extractor hood over and a separate CDA electric oven. Complementary tiling. Double glazed window overlooking the very private rear garden, Central heating radiator and space for a large fridge freezer. Wood effect tiled flooring.





LARGE GARDEN ROOM

13'6 x 11'9 (4.11m x 3.58m)

the FEATURE of the Bungalow... imagine the hours that you will spend in the warmth of this southerly facing area with an electric radiator to ensure use throughout the year. A glass roof-light lets the light flood in and there are double glazed windows and French doors leading out to the very private rear garden.

HOBBY / SNUG OR HOME OFFICE

12'0 x 8'4 (3.66m x 2.54m)

The BONUS ROOM of the Bungalow... for whatever use you may need and accessed directly from the GARDEN ROOM and with an access door to the GARAGE. With a similar glass roof-light, an electric radiator and a double glazed window overlooking the rear garden... a very versatile room!





BEDROOM 1

11'6 x 11'0 (3.51m x 3.35m)
with a double glazed window to the front
and a central heating radiator. Fitted double
wardrobes with plenty of hanging and
shelving space.

SHOWER ROOM

with a three piece suite comprising a walk-
in shower with additional pivot screen,
wash basin with block mixer tap, a low
flush W.C. with concealed cistern, and a
chrome towel radiator. Complementary
tiling and a double glazed window.





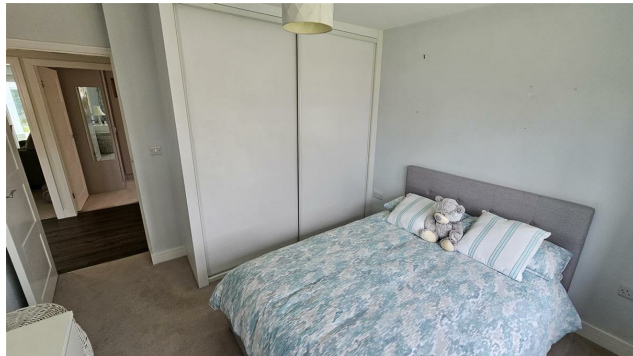
BEDROOM 2

11'6 x 10'8 (3.51m x 3.25m)
with a double glazed window to the front and a central heating radiator. Fitted double wardrobes with sliding doors; plenty of hanging and shelving space.



BEDROOM 3

10'6 x 7'0 (3.20m x 2.13m)
with a double glazed window to the side and a central heating radiator. Fitted wardrobes.





OUTSIDE - FRONT

To the fore of the property is a lawned and landscaped garden with borders - designed for easy maintenance. An adjacent block-paved driveway allows provides car standing space for two vehicles and leads to the GARAGE with an electric roller shutter door. The garage is fitted with plumbing for an automatic washing machine and there is space for a tumbler dryer.



OUTSIDE - SOUTHERLY FACING REAR

A gardener's haven with mature shrubs and plants providing a wonderful and textured border to the main lawn area. The large patio area - perfect for those looking for the ideal venue for al fresco dining during those balmy summer evenings with friends and family. Fully enclosed with timber fencing, a previous scheme of landscaping was carried out with ease of maintainence in mind. Sensible, an outside tap has been provided and the garden shed is included within the sale.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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Income Protection

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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!