

**TO LET**

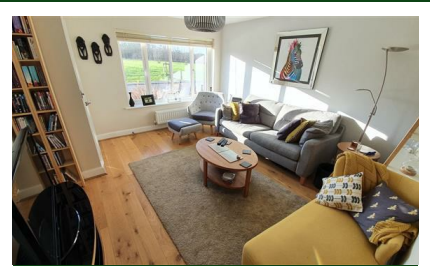
**01949 87 86 90**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**14 WELLAND GARDENS, BINGHAM,  
NOTTINGHAMSHIRE NG13 8YH**

**£1,250 PCM**



## 14 WELLAND GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YH

New to the rentals market in Bingham, this modern semi-detached home has three bedrooms, the master with en-suite and a family bathroom.

As well as a large lounge, there is a generous dining kitchen and ground floor cloakroom.

Outside it has the benefit of off-roading parking by way of a tandem driveway. There is an enclosed rear garden with shed and additional storage, an outside socket and the shed has a light and sockets. There is also a very pleasant open aspect to the front.

**\*\*STRICTLY NO PETS\*\***

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

**TENANT FEES:** Before the tenancy starts the following are payable: -  
Holding Deposit: 1 week's rent  
Deposit: 5 weeks rent.  
Initial monthly rent.  
During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late payment of rent determined by the Tenant Fees Act 2019.

### VIEWING APPOINTMENT

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Meeting: \_\_\_\_\_



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn left into Nene Way following the road around to the left and then bear right into Welland Gardens. Continue along Welland Gardens until reaching the open and grassed area on your left and the property will be then found on the right hand side clearly denoted by the Hammond Property Services TO LET board.

**For Sat Nav use Post Code:** NG13 8YH

**Council Tax Band** **B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



Simply visit [www.hammondpropertyservices.com](http://www.hammondpropertyservices.com) and click on the Quiz link to download your copy of this year's Quiz.



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £2,103 last year for this extremely important Charity.

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## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

[sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)





A composite entrance door with 4 double glazed windows leads into the

**HALLWAY**

with inset mat, oak strip wood flooring, cloaks hanging space, central heating radiator, inset downlighters, staircase rising to the first floor and door to:

**LARGE LOUNGE**

13'9 x 12'9 (4.19m x 3.89m)  
with a continuation of the oak flooring, central heating radiator, UPVC double glazed window to the front overlooking open green area and door to:





### **DINING KITCHEN**

12'4 x 12'0 (3.76m x 3.66m)

Large enough to accommodate dining table and being fitted with a range of contemporary units, built in larder unit, granite effect laminate work surfaces, inset stainless steel sink and drainer unit, Zanussi stainless steel finish four ring gas hob with stainless steel splashback and chimney hood over, integrated Zanussi single fan assisted oven, built in fridge and freezer, plumbing for washing machine, wall mounted Potterton gas boiler, slate tiled floor, central heating radiator and UPVC double glazed double doors.



Within the kitchen is a small lobby area giving access into an understairs storage cupboard with power sockets, space & vent for a tumble drier.





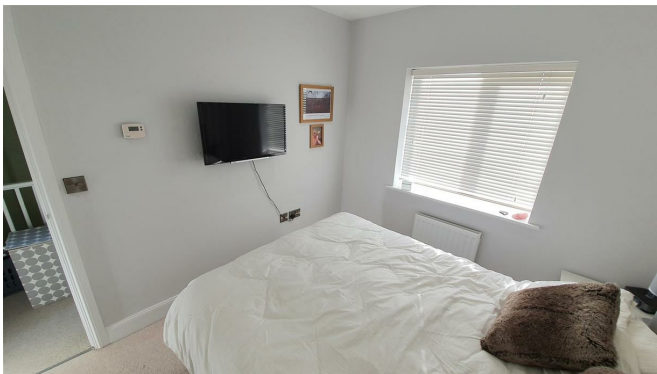
**CLOAKROOM**

with a low flush W.C. pedestal wash hand basin, continuation of the slate tiled floor, chrome towel radiator, inset downlighters and UPVC double glazed window to the rear.

RETURNING TO THE ENTRANCE HALL A STAIRCASE RISES TO THE

**LANDING**

with inset downlighters, central heating radiator and door to:





### **BEDROOM 1**

11'9 x 9'0 (3.58m x 2.74m)

with a central heating radiator, inset downlighters, built-in sliding door and mirror fronted double wardrobe with double height hanging shelf over. UPVC double glazed window to the front and door to:

### **EN-SUITE SHOWER ROOM**

double width shower enclosure with sliding glass screen and chrome wall mounted shower mixer, low flush W.C. with useful towel rack over, pedestal wash basin, chrome towel radiator, inset downlighters and extractor fan to the ceiling.

### **BEDROOM 2**

with a central heating radiator, inset downlighters, UPVC double glazed window to the rear.







### **BEDROOM 3**

with a central heating radiator, inset downlighters, built-in cupboards, sliding door and mirror fronted double wardrobe with double height hanging and shelving. UPVC double glazed window to the front and door to:

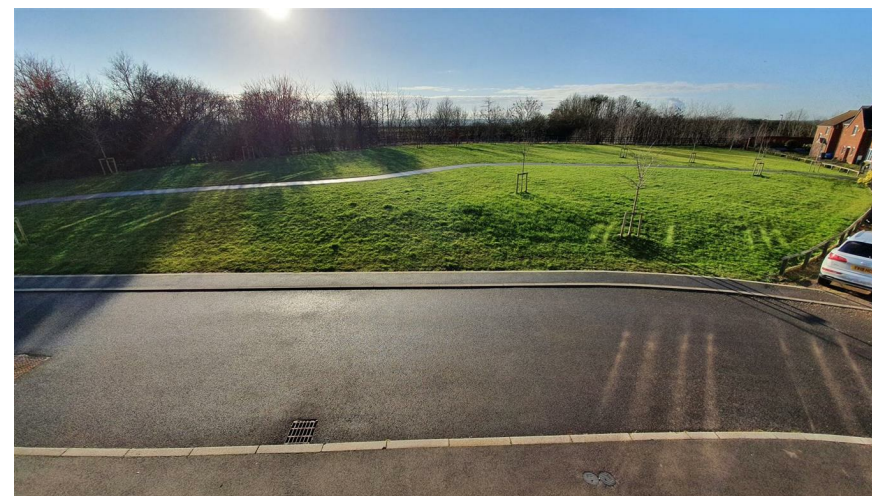
### **BATHROOM**

with a panelled bath, low flush W.C., pedestal wash basin, chrome towel radiator, inset downlighters, an extractor fan, and a double glazed window.

### **OUTSIDE**

The property occupies a pleasant position benefitting from a south-westerly aspect to the front across an established green area, having low maintenance frontage with tarmac driveway to the side providing ample off-road parking.

The rear garden is fully enclosed by timber fencing with a lawn and paved terrace to the rear of the house creating an excellent outdoor living / entertaining space. There is a useful timber garden shed with light and sockets, as well as a lockable and large storage box and outside light and socket.





**Steve Pritchett**

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

**01949 87 86 85**

# 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 information on our property management, please call **Denise Hood** on **01949 87 86 90**



**PEARL ANNIVERSARY**



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**GUIDE DOGS FOR THE BLIND**

**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!**