

TO LET

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**23 BRAITHWAITE ROAD,
NG13 7BT**

£2,500 PCM



Selected as the best independent estate agent by Relocation Agent Network to represent them in the Bingham area

23 BRAITHWAITE ROAD, NG13 7BT

5 Bedroom Detached Family Home
2 Receptions
Open Plan Living Kitchen
Utility & Ground Floor Cloak Room
2 Ensuites and Family Bathroom
Double Garage and off-road parking for up to four vehicles

Hammond Property Services are pleased to bring to the rental market this new, well proportioned detached family home with driveway and double garage.

The property opens onto a large entrance hall with built in cupboard and ground floor cloak room. There are two main reception rooms large living/dining kitchen with bay window and French doors to the garden, the kitchen area being fitted with contemporary units and integrated appliances. There is also a utility room.

On the first floor there are five bedrooms, two with ensuites, and the master also benefitting from fitted wardrobes.

The property benefits from gas central heating and UPVC double glazing as well as plantation shutters to the majority of the windows.

****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 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 rent payment determined by the Tenant Fees Act 2019.



VIEWING APPOINTMENT

Date: _____

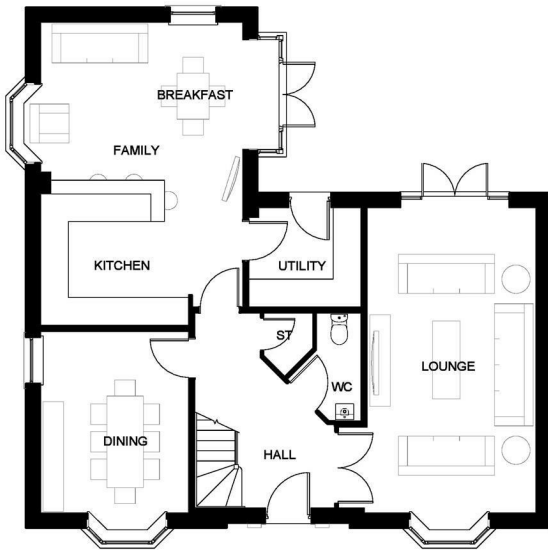
Time: _____

Meeting: _____



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		86	
(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			
(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	



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Council Tax Band F



DIRECTIONAL NOTE

For Sat Nav use Post Code: NG13 7BT



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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







Hammond
Property Services

LET BY

01949 87 86 90

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OUR RENTAL SERVICES

Are you a landlord?

We offer:

FULLY MANAGED, LET ONLY, RENT COLLECTION or TENANT FIND 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, call **Gaynor Haywood** on **01949 87 86 90**



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on 01949 878690 to arrange a suitable time for us to call out and to discuss what we do and how we do it!