

FOR SALE

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**6 FISHER LANE, BINGHAM,
NOTTINGHAMSHIRE NG13 8BQ**

£1,150 PCM

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**** THREE STOREY TOWN HOUSE ** 2/3 BEDROOMS ** 2 RECEPTION ROOMS ** UTILITY & GROUND FLOOR CLOAKROOM ** MODERN FIXTURES & FITTINGS ** EXCELLENT CENTRAL LOCATION ****

The property is tastefully presented throughout with modern fixtures and fittings and has seen a recent upgrade of the kitchen and bathroom, replacement floor coverings and neutral decoration throughout. There is gas central heating and uPVC double glazing.

The accommodation comprises initial entrance hall with ground floor cloakroom and utility, a versatile reception on the ground floor ideal as a home office or an occasional third bedroom and leading out into the westerly facing rear courtyard garden.

To the first floor is a generous sitting room and dining area with Juliet balconies to the front and rear, as well as a fitted kitchen.

To the second floor are two double bedrooms, the larger of which was originally two separate rooms, and there is modern bathroom.

The property occupies a low maintenance plot with double width driveway and garage to the front and easily maintained courtyard garden to the rear.

****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.



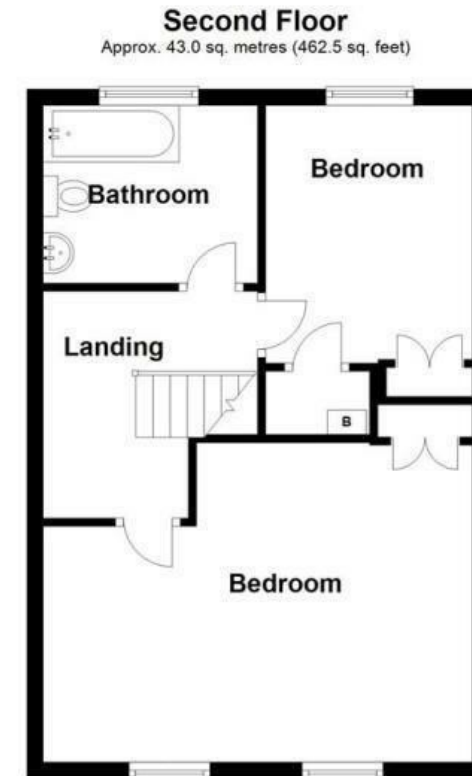
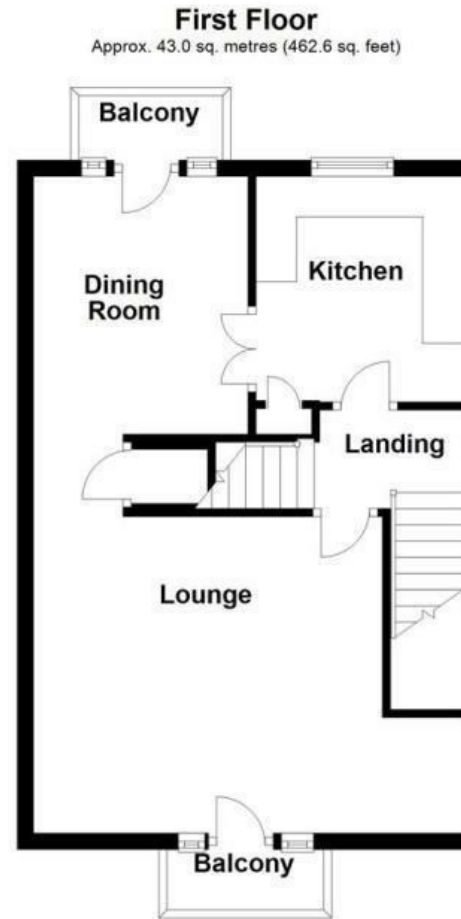
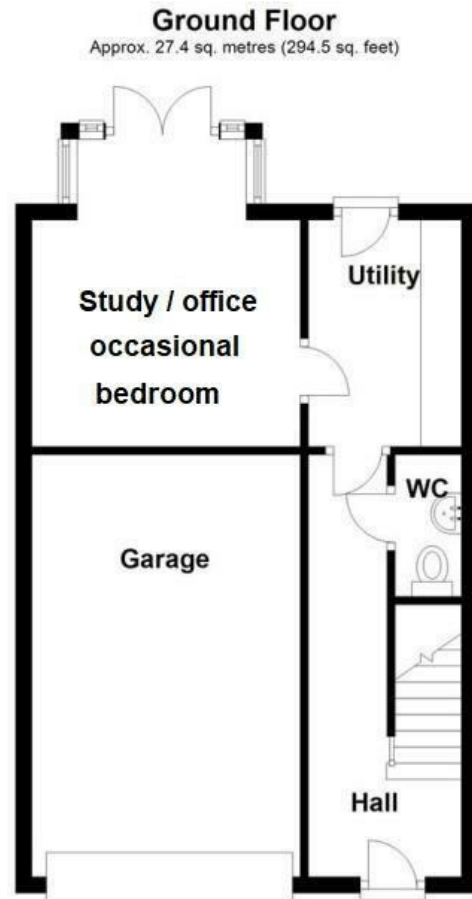
DIRECTIONAL NOTE

For Sat Nav use Post Code: NG13 8BQ

Council Tax Band C

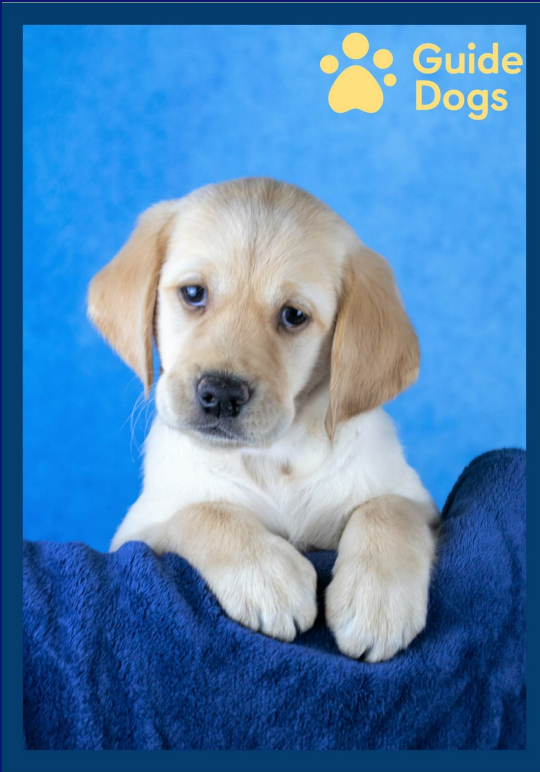
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			79
(81-91) B			
(69-80) C		63	
(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	



Total area: approx. 113.3 sq. metres (1219.6 sq. feet)

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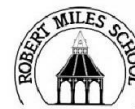
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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

A woodgrain effect entrance door leads through into:

ENTRANCE HALLWAY

with an oak effect laminate flooring, central heating radiator, staircase rising to the first floor and door to:

CLOAKROOM

with a low flush W.C., wall mounted wash basin, cloaks hanging space.





UTILITY ROOM

with a modern fitted base unit with butcher's block effect laminate work surface over, inset square sink with tiled splashback, plumbing for washing machine, space for further free standing appliances, tiled floor, central heating radiator, UPVC double glazed door into the rear garden and internal door to:

STUDY / OFFICE / OCCASIONAL BEDROOM

A versatile reception space, with the potential to be an occasional third bedroom having access out into the rear garden, two central heating radiators, tiled floor, UPVC double glazed French doors and windows.



From the entrance hall a staircase rises to the:

FIRST FLOOR LANDING

staircase to the second floor and further doors to:

LOUNGE

17'0 x 11'8 (5.18m x 3.56m)

A well proportioned reception with UPVC double glazed French door leading out onto a balcony at the front, oak effect laminate flooring, central heating radiator, useful overstairs alcove, wall mounted pebble effect electric fire, storage cupboard and open doorway leading into the:





DINING AREA

10'6 x 8'9 (3.20m x 2.67m)

UPVC double glazed single French door leading out onto a balcony overlooking the rear courtyard garden, continuation of the oak effect laminate flooring, central heating radiator and doors leading through into:





KITCHEN

8'2 x 8'0 (2.49m x 2.44m)

Appointed with a modern range of wall, base and drawer units, laminate preparation surfaces with inset stainless steel sink and drainer unit, four ring gas hob with extractor hood over and single oven beneath, space for free standing appliance, built in shelved pantry cupboard and UPVC double glazed window to the rear.

From the first floor landing a further staircase rises to the:

SECOND FLOOR LANDING

A split level landing leading to:





BEDROOM 1

17'0 x 11'9 (5.18m x 3.58m)

A well proportioned L shaped double bedroom, formerly two rooms which were amalgamated into one larger space. With oak effect laminate flooring, two central heating radiators, built in wardrobe, two UPVC double glazed windows to the front elevation.

BEDROOM 2

10'6 x 10'2 (3.20m x 3.10m)

A further double bedroom having a westerly aspect to the rear, built in airing cupboard providing storage and also housing the gas central heating boiler, oak effect laminate flooring, central heating radiator and UPVC double glazed window.





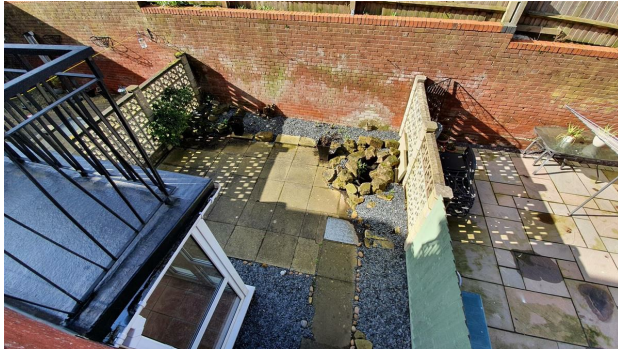
BATHROOM

with a panelled bath, chrome mixer tap with integrated shower handset and glass screen, close coupled W.C., pedestal wash basin, central heating radiator and UPVC double glazed window to the rear.

OUTSIDE

The property occupies a convenient location right at the heart of the town, set back behind an open plan frontage providing paved double width driveway leading to an integral Garage - 5.00m x 3.18m (16'5 x 10'5) - with an up and over door.

The rear paved courtyard garden offers a westerly aspect, having



water feature with rockery surround and creating a low maintenance outdoor space.



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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FULLY MANAGED or **INTRODUCTION ONLY**

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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!