

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**58 CARNARVON CLOSE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8RR**

£245,000

58 CARNARVON CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8RR

Walk in, put your furniture down and do... nothing!

A large westerly facing garden that ensures plenty of sunshine and privacy on the extensive patio area for those who enjoy al fresco dining during those balmy summer evenings.

The accommodation comprises an entrance hall, spacious lounge, a dining kitchen with a further reception room / Home Office? following the part-conversion of the original garage, a ground floor W.C. From the first floor landing there are three bedrooms and the best bathroom at this price range with a four piece suite including a separate shower enclosure and bath. Ample parking at the front for 2 vehicles whilst the very private garden is laid to patio to ensure a very easy-to-maintain lifestyle.

The property is also being offered with the added benefit of NO CHAIN. Decorated and presented throughout to a very high standard, when do you wish to view? We will take names, addresses and email details so that we can be in touch once the current Tenants have vacated... make sure you are on that list!

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

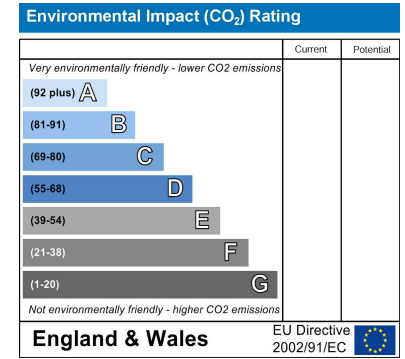
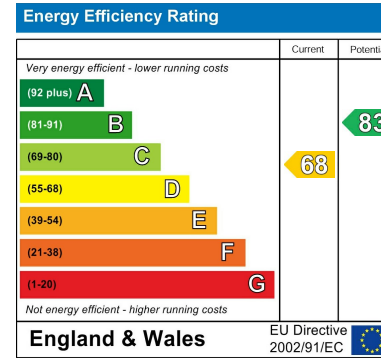
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham.



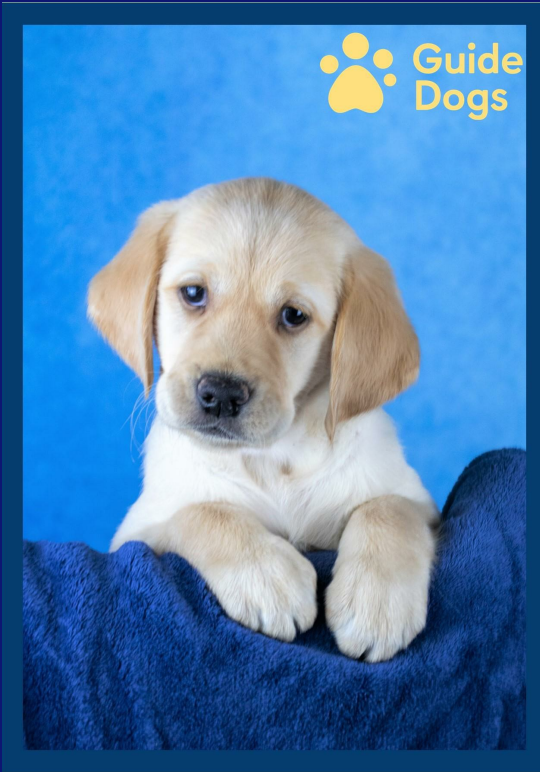
DIRECTIONAL NOTE

For Sat Nav use Post Code: NG13 8RR

Council Tax Band B



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

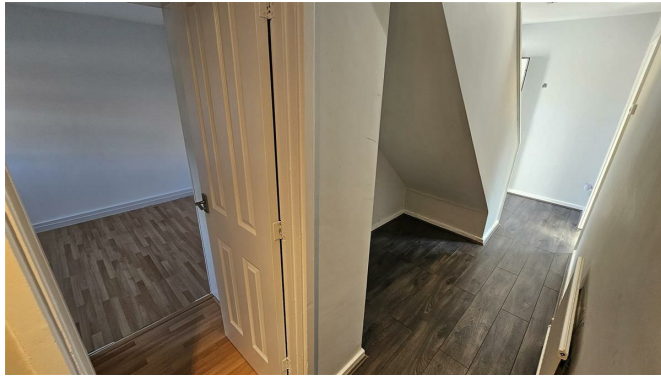
We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in



For more details, email sponsorship@hammondpropertyservices.com



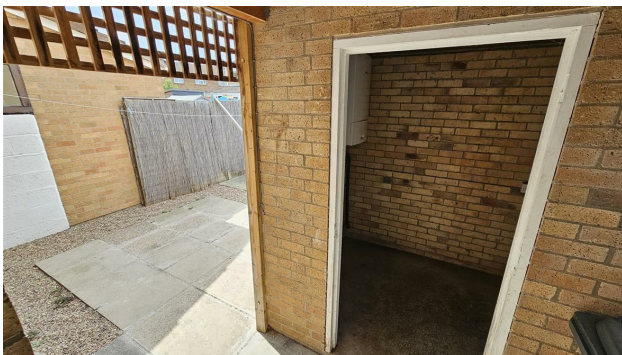














Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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Critical Illness
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Did you know that we have a Rental Department?

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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!