

FOR SALE

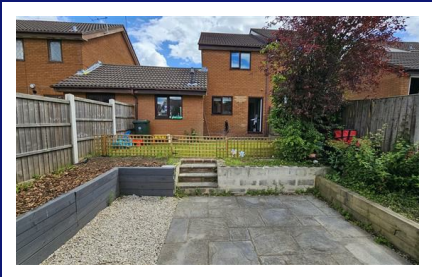
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**22 RINGWOOD ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 8SZ**

£230,000

22 RINGWOOD ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8SZ

An exceptionally well presented two double bedroom modern semi-detached property, refurbished by the previous owners with neutral floor coverings and décor throughout. UPVC double glazed windows and front door. The property occupies a delightful position upon this quiet residential cul de sac, with lawn to the front and private rear garden, driveway and a single garage. The accommodation in brief comprises entrance lobby, dining lounge and a breakfast kitchen, whilst on the first floor are two double bedrooms and a bathroom... and it's presented in a ready to move into condition.

The property is favourably located in a cul de sac and is within catchment of the very highly regarded Robert Miles Primary School – a real bonus for those with young children! If you are seeking a well-proportioned home featuring a high level of appointment have no delay in viewing 22 Ringwood Road – it won't be available for long!

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 and bus routes to Nottingham and the surrounding villages.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(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 **B**

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. Pass the turning on the right into Thoresby Road. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road where Ringwood Road will be found on the right hand side just past the children's play area. Having turned right into Ringwood Road, turn right at the T junction and the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8SZ



Double glazed entrance door into
ENTRANCE PORCH
with internal glazed door through to:

DINING LOUNGE

18'3 x 11'8 (5.56m x 3.56m)

A bright and spacious reception room with space for a dining table and chairs beneath the staircase, two central heating radiators, double glazed bay window to the front and a glazed door through to the kitchen.

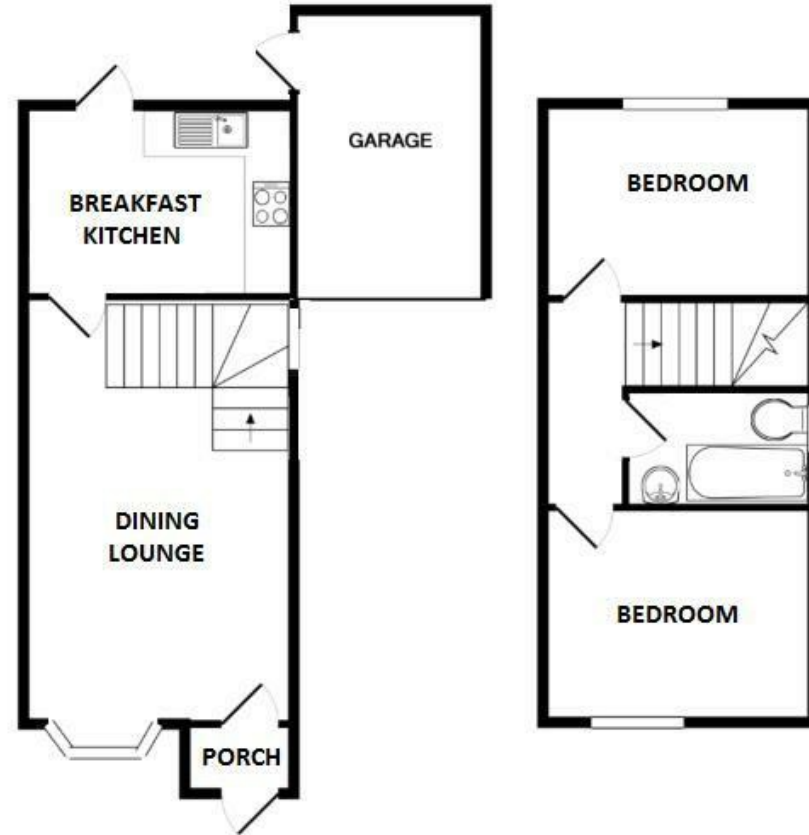




BREAKFAST KITCHEN

11'9 x 8'3 (3.58m x 2.51m)

Extensive range of modern shaker style wall mounted and base cabinets, rolled edge work surfaces with upstands and an inset stainless steel sink with mixer tap. 4 ring gas hob with stainless steel electric oven under and canopy extractor fan, space for separate tall fridge and freezer, central heating radiator. Fitted breakfast bar. Oak effect flooring.





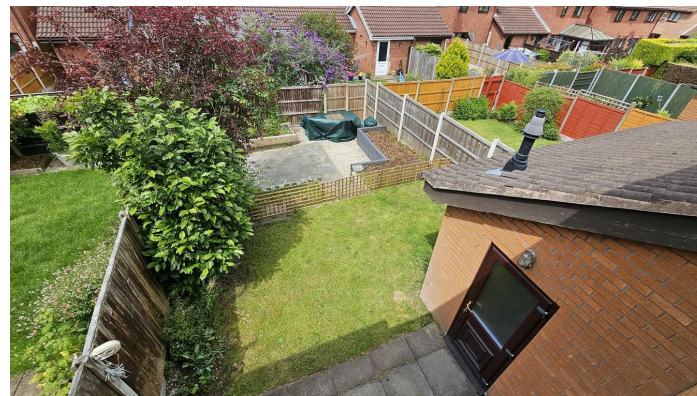
LANDING

BEDROOM 1

11'8 x 9'4 (3.56m x 2.84m)
with a central heating radiator and a double glazed window overlooking the front.

BATHROOM

Full height tiling and superbly fitted with a three piece suite comprising panelled bathtub with mains power fed mixer-tap shower from the Combi boiler with a secondary electric shower over, a low flush W.C., pedestal wash basin. Obscure double glazed window to the side and airing cupboard. Chrome towel radiator.





BEDROOM 2

11'8 x 8'6 (3.56m x 2.59m)

with a central heating radiator and a double glazed window overlooking the rear. Access hatch to the loft.

OUTSIDE

The property occupies a delightful position towards the end of a cul de sac with lawned frontage and side driveway leading to the GARAGE 5.16m (17'0) x 2.67m (8'9) with a metal up and over door, power and light and glassed panelled wooden door to the rear. The rear garden is very private, enclosed by panelled fencing, two paved patio areas and an outside tap.



