

FOR SALE

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**45 CHERWELL GARDENS, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8YW**

£265,000

45 CHERWELL GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YW

Completed to the Ivel design by Redrow Homes, this extremely popular style of property is likely to prove just as popular now as it was when originally released by the builders!

A beautifully presented link detached home occupying a pleasant position within this already highly sought after development – perfect for young professionals/ executive couples! N.B. The property is being offered with the benefit of NO CHAIN to enable an early completion for a buyer - hence the price being set so sensibly to secure a speedy sale.

The gas centrally heated and double glazed accommodation has been considerably enhanced by tasteful scheme of décor throughout; particularly the dining lounge and main bedroom. The rear garden has also been delightfully landscaped and laid out to provide an attractive area to sit out in and to enjoy al fresco dining during those balmy summer evenings.

If you are seeking a well presented semi detached home which enjoys three bedrooms complete with an off street parking space, have no delay in viewing this one – it won't be available for long!

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.

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.

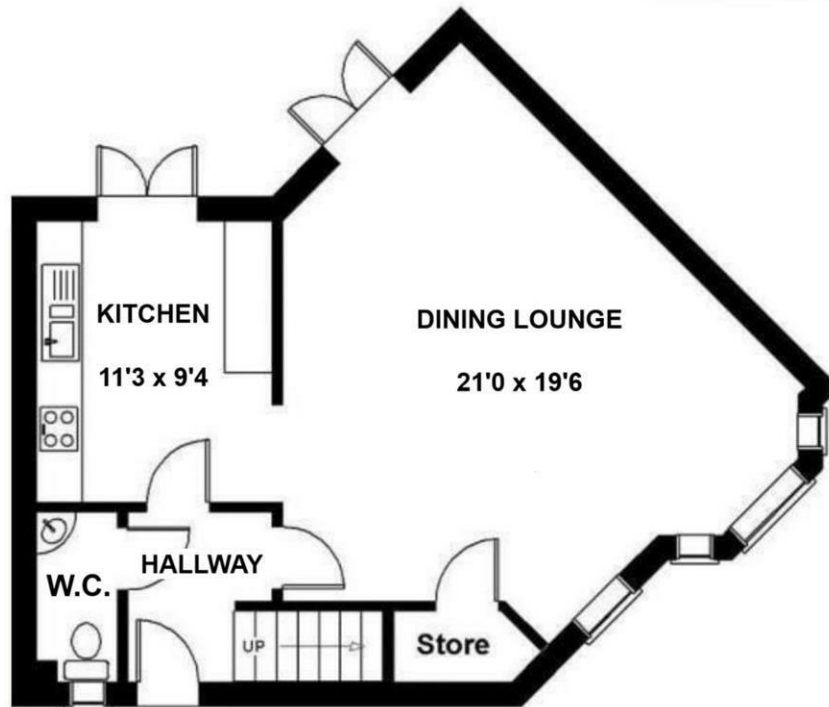
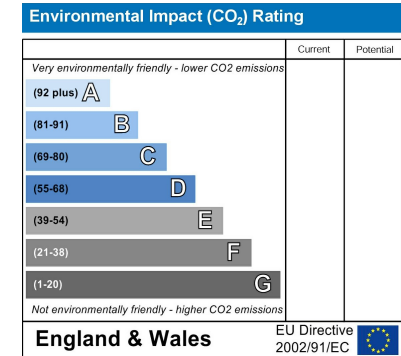
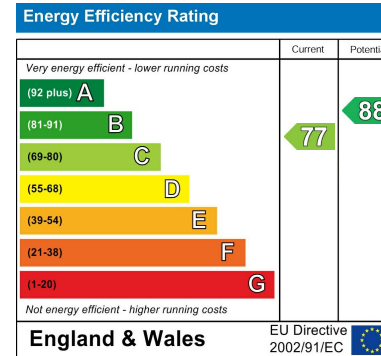


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Continue along Mill Hill Road passing Meadowsweet Hill until turning left into Lune Way. On entering the courtyard, bear right and continue to the right along Cherwell Gardens where the property will be then found on the right hand side, clearly denoted by the HAMMOND Property Services To Let sign.

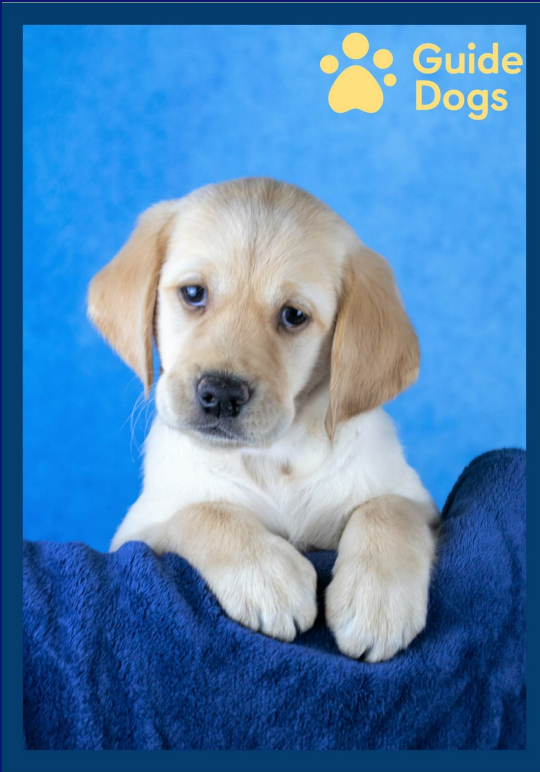
For Sat Nav use Post Code: NG13 8YW

Council Tax Band

C



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.

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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



Composite entrance door into the

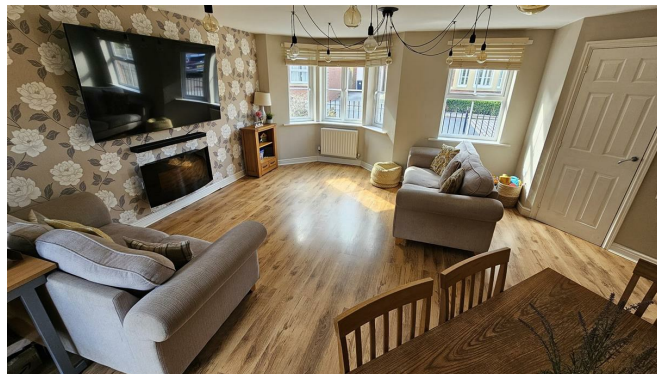
HALLWAY

staircase rising to the first floor, central heating radiator and door to

LARGE DINING LOUNGE

21'0 x 19'6 (6.40m x 5.94m)

A well proportioned light and airy open plan space benefitting from a dual aspect with UPVC double glazed bay window to the front and double doors leading out into the rear garden, built in understairs cupboard, central heating radiator. Contemporary lighting.





KITCHEN

11'3 x 9'4 (3.43m x 2.84m)

Fitted with a range of wood effect wall, drawer and base units, tiled splash backs and roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for an American style fridge/freezer, space for a gas cooker with a stainless steel extractor hood over. Central heating radiator, tiled floor, door to the living/dining room, UPVC double glazed double doors opening to the garden.





CLOAKROOM

with a low flush W.C., corner mounted wash basin with tiled splashback, tiled floor and extractor fan.

LANDING

with a built-in airing cupboard housing pressurised hot water system, access to the loft space, UPVC double glazed window overlooking the front and doors to:





BEDROOM 1

19'3 x 14'9 (5.87m x 4.50m)

central heating radiator, wooden flooring,
side recess area, UPVC double glazed
windows to the front and rear and door to:





BATHROOM

with a panelled bath with wall mounted shower mixer and glass screen, low flush W.C., pedestal wash basin, shaver point, extractor and UPVC double glazed window to the front.

BEDROOM 2

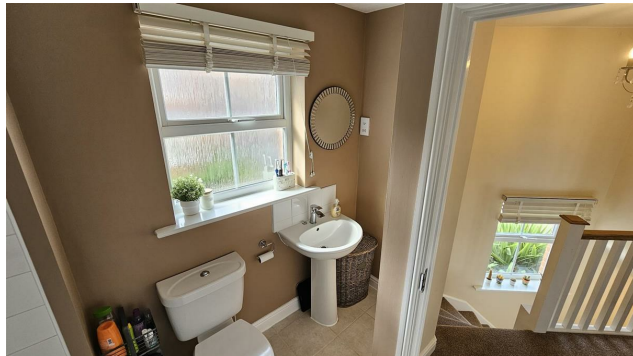
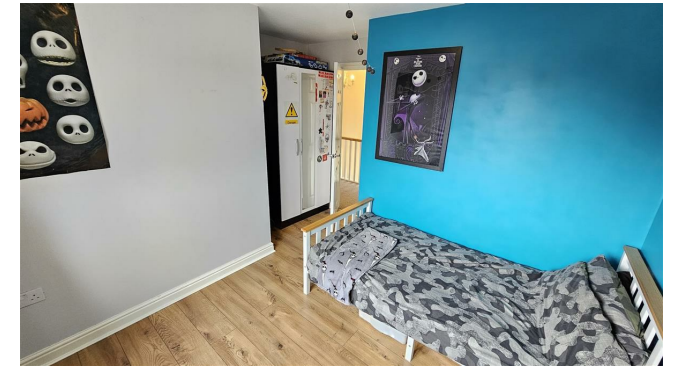
11'8 x 10'9 (3.56m x 3.28m)

with a wardrobe recess, wooden flooring, a central heating radiator and UPVC double glazed window overlooking the rear.

BEDROOM 3

9'0 x 6'6 (2.74m x 1.98m)

with a wooden flooring, a central heating radiator and a UPVC double glazed window to the front.





OUTSIDE

Situated on a corner plot, set back behind a well stocked frontage with a pathway leading to the front door and a driveway to the right hand side providing off street parking.

A timber courtesy gate to the side gives access into the rear garden, with a further paved terrace area with space for table and chairs, a manicured and well treated lawned area, a raised planter, cold water tap and all enclosed by timber fencing.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**



LET BY

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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!