

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**47 RINGWOOD ROAD, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8SZ**

**£279,999**



## 47 RINGWOOD ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8SZ

The bungalow HAS BENEFITED FROM the following IMPROVEMENTS.

- \* New kitchen \* New shower room
- \* New doors \* New décor
- \* New carpets \* New feel throughout
- \* New skirtings & architraves \* New layout

If you are seeking a sensibly priced two bedroom Bungalow, after a comprehensive scheme of modernisation throughout, this is an ideal home for anyone with an eye to detail who would like to walk in, put their furniture down and do nothing - and priced to bring about a speedy sale with the added benefit of NO CHAIN.

Perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

The accommodation offers ideal living space for those looking for an easy to maintain home... following the upgrading of the items above. There is the added bonus of a very sunny and landscaped rear garden and further storage is provided by the adjacent and detached garage.

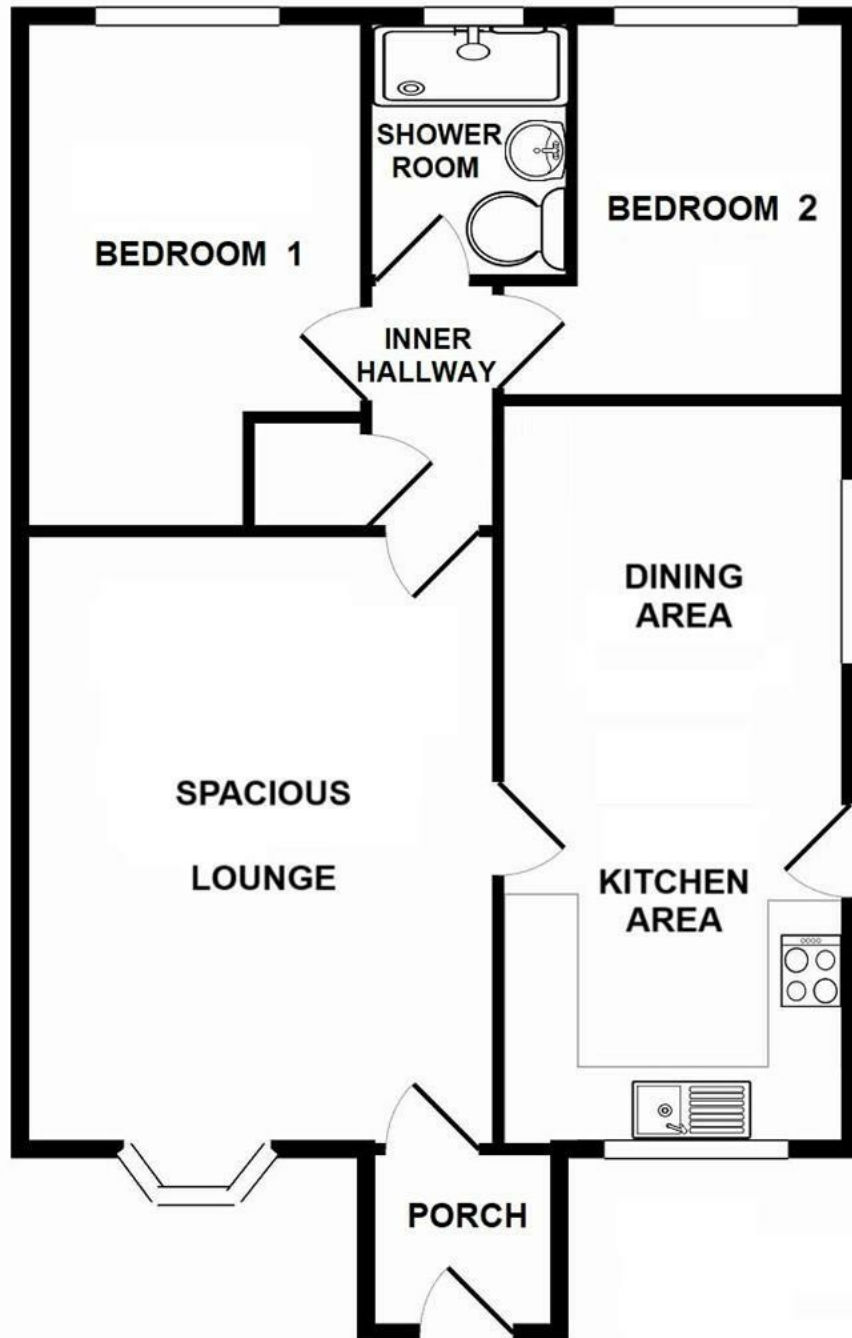
A gas connection has been supplied to the Bungalow should you wish to connect.

The closest Bus Stop is only 200 yards away and the service takes you to the Bingham Market Place, from which there is a regular bus service to Nottingham City Centre and a wide range of shopping facilities as well as a library and health centre.

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.

As many buyers are aware, bungalows in Bingham are at a real premium – particularly those in such wonderful condition. With this in mind, coupled with the realistic asking price we anticipate a high degree of interest. See it this week to avoid disappointment!





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

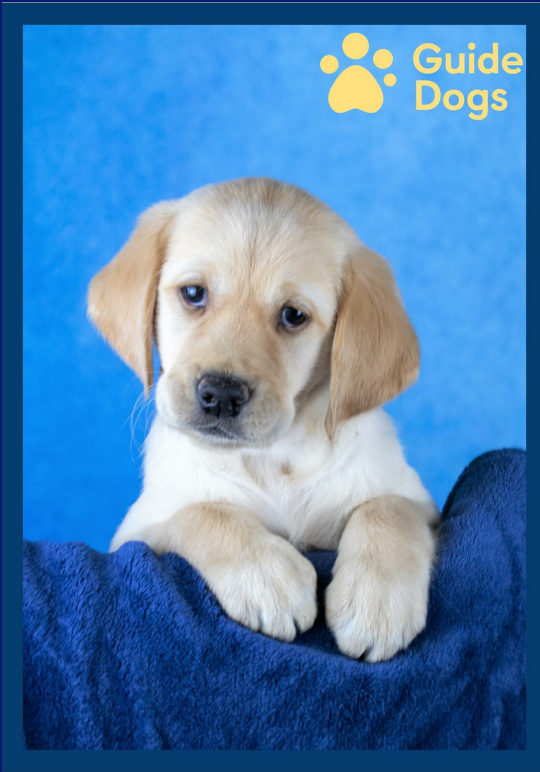
Council Tax Band **D**

**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 left 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**



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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Services Bingham



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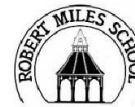
@HammondProperty



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](mailto:sponsorship@hammondpropertyservices.com)





Double glazed entrance door to the front into the Hallway.

**HALLWAY**

with wood effect flooring and plenty of space for coats hooks and shoe storage.

**SPACIOUS LOUNGE**

17'0 x 12'8 (5.18m x 3.86m)

with a continuation of the wooden flooring, a double glazed windows to the front elevation. Central heating radiator. A half glazed door into the







### **DINING KITCHEN**

19'0 x 10'0 (5.79m x 3.05m)

with a range of base and wall mounted cupboards and a double glazed door to the side elevation. The Electric central heating boiler is situated within the loft. Within the kitchen area is a Lamona electric oven with induction hob and extractor hood over, integrated full-height fridge freezer and washing machine. Deep pan drawers. A spacious, light and airy room. Loft hatch with access via the fitted loft ladder.







### **INNER HALLWAY**

#### **BEDROOM 1**

13'0 x 9'6 (3.96m x 2.90m)  
with a central heating radiator  
and a double glazed window  
overlooking the rear garden.  
A continuation of the wooden  
flooring.







### **SHOWER WET-ROOM**

with a white suite comprising a walk-in shower enclosure with electric shower and screen, wash basin with cupboards under and a low flush W.C. with concealed cistern, double glazed window and tiled flooring. Chrome central heating towel radiator.

### **BEDROOM 2**

9'8 x 7'3 (2.95m x 2.21m)

with a central heating radiator and a double glazed window overlooking the rear garden. A continuation of the wooden flooring.





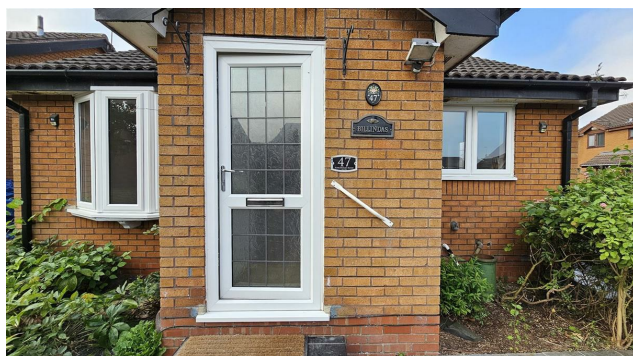


### **OUTSIDE - FRONT & SIDE**

To the fore of the property is a lawned area with an adjacent pathway leading to the side and gated access to the rear garden. Mature shrubs and trees set within slate chippings provide plenty of colour and texture.

### **OUTSIDE - REAR**

To the rear is a fully enclosed garden, a large gravelled area with surrounding mature shrubs and a patio - this is the perfect and quiet location for those who enjoy al fresco dining during those balmy summer evenings. This time, mature roses and more shrubs are set within beds and borders. Beyond the rear of the garden, a driveway provides ample off street parking space and allows access to the detached GARAGE.







To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto: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



**akerspritchett.com**

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## Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

**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!