

TO LET

01949 87 86 90

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 878690

rentals@hammondpropertyservices.com



**21 CHERWELL GARDENS, BINGHAM,
NOTTINGHAMSHIRE NG13 8YW**

£995 PCM

21 CHERWELL GARDENS, NOTTINGHAMSHIRE NG13 8YW

New to the rentals market in Bingham, this modern semi-detached home has three bedrooms, the master with en-suite and a family bathroom. The property has been redecorated and has new carpets throughout. It has also been professionally cleaned.

As well has a large lounge diner and there is a generous fitted kitchen and ground floor cloakroom.

Outside it has the benefit of off-roading parking to the rear of the property. There is an enclosed rear garden with shed. There is also a very pleasant open aspect to the front.

****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.



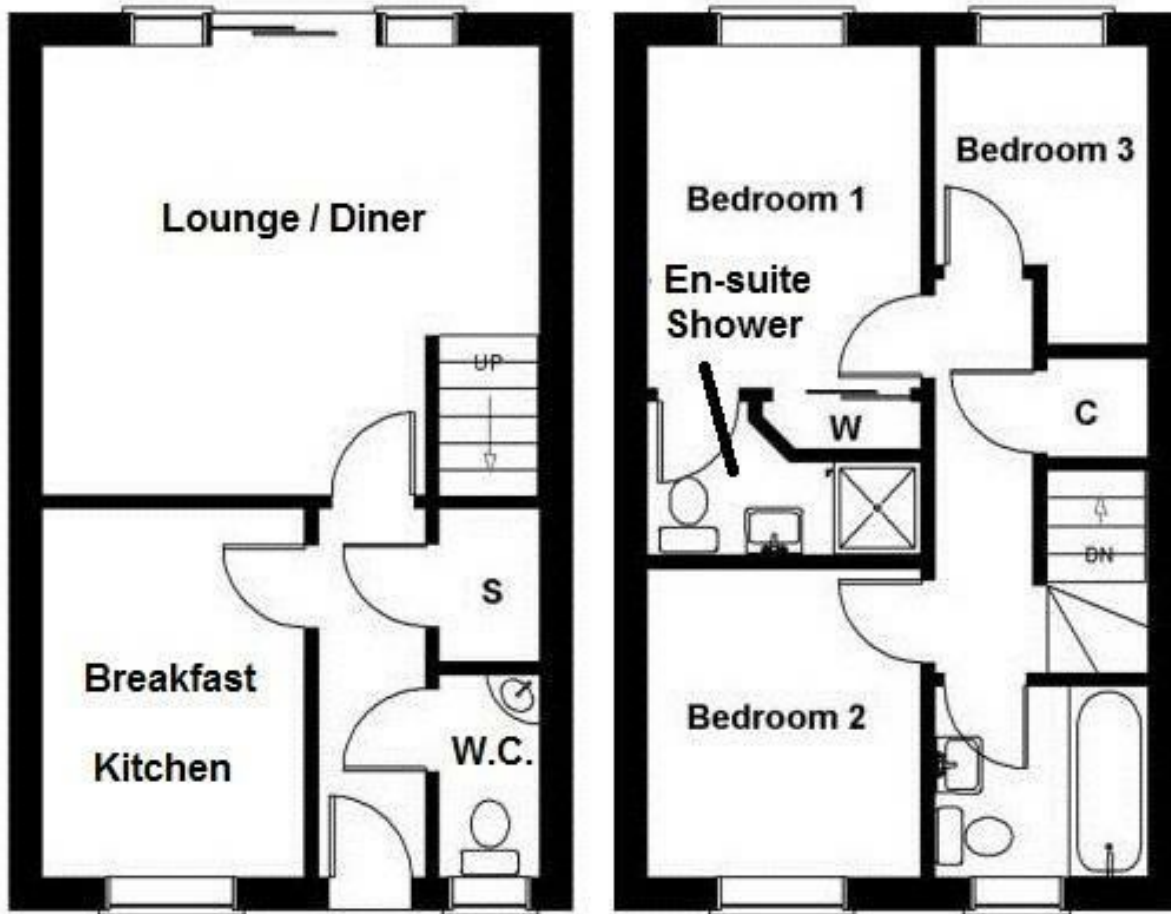
VIEWING APPOINTMENT

Date: _____

Time: _____

Meeting: _____

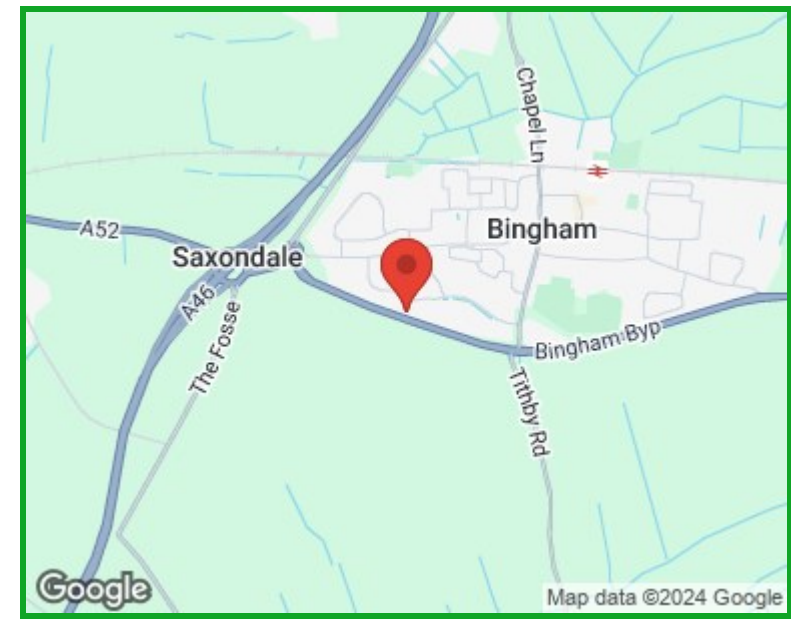




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

Council Tax Band C



DIRECTIONAL NOTE

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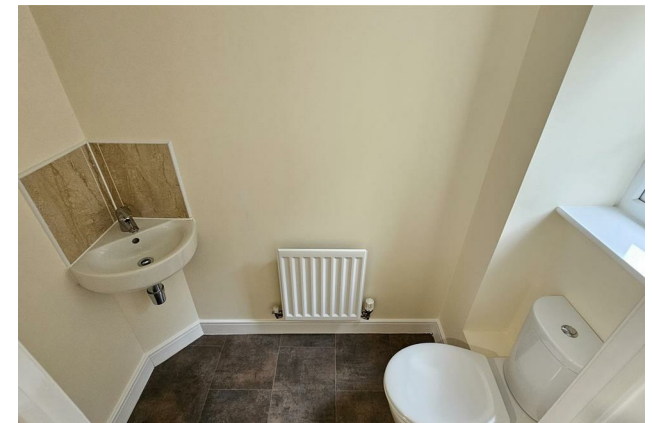
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BINGHAM'S COMMUNITY ESTATE AGENT



For more details, contact us at

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For more information, call **Denise Campbell** on **01949 87 86 90**



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