

FOR SALE

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**98A FARNBOROUGH ROAD, CLIFTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG11 8GF**

£1,350 PCM

98A FARNBOROUGH ROAD, CLIFTON, NOTTINGHAMSHIRE NG11 8GF

With three good bedrooms, GAS CENTRAL HEATING and DOUBLE GLAZING. All of the properties come with enclosed and southerly facing gardens to the rear and ALLOCATED PARKING to the front.

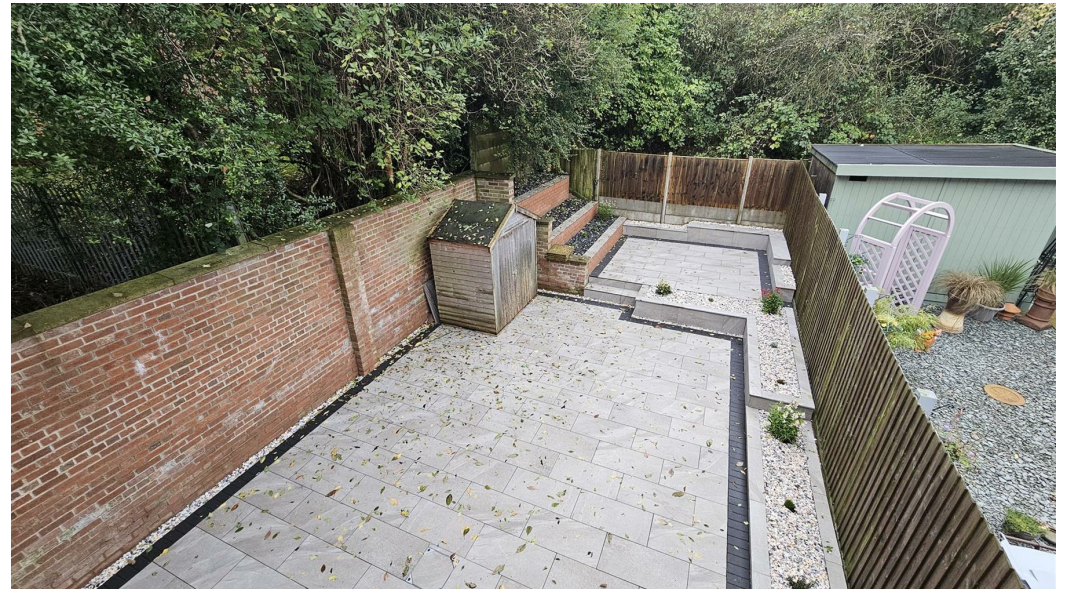
The area offers excellent public transport links including the NET Nottingham tram line with parking facilities for park and ride to allow an easy commute into Nottingham city centre and areas further afield, Nottingham train station and also East Midlands Parkway station which is located just 4 miles away and provides regular service to all major UK cities with East Midlands Airport being situated just 10 miles away.

Also located close at hand are a good number of primary and secondary schools, excellent health care and sports facilities including local leisure centres, several local golf courses and walks in the surrounding countryside with Nottingham University and Queens Medical Centre this offers excellent potential for either an owner/occupier or landlord/investor looking to purchase an investment property.

****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.



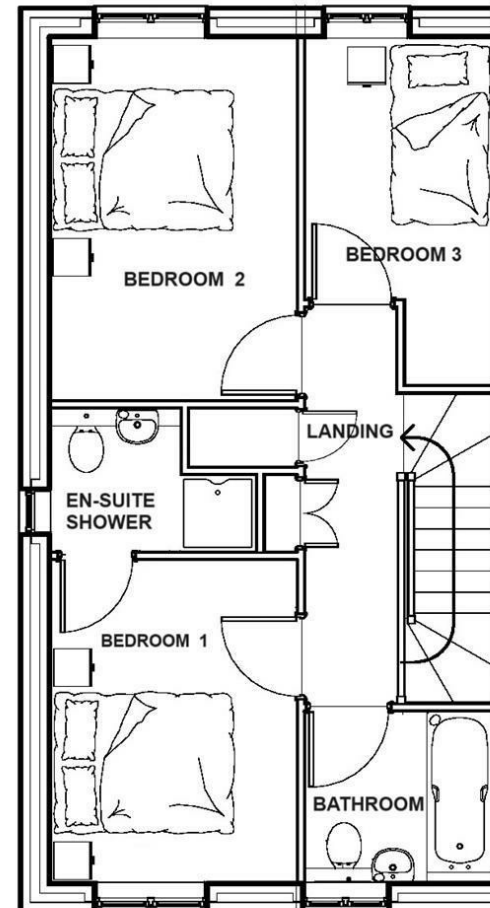
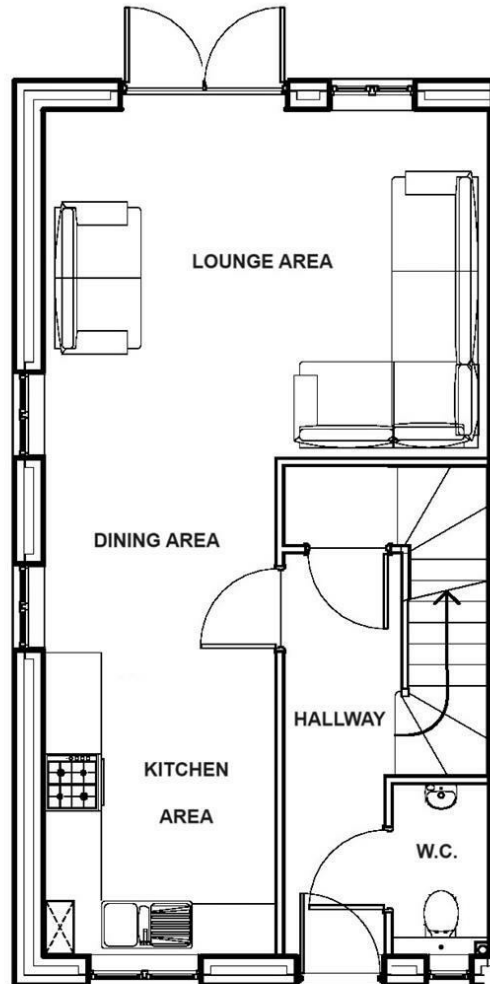
DIRECTIONAL NOTE

For Sat Nav use Post Code: NG11 8GF

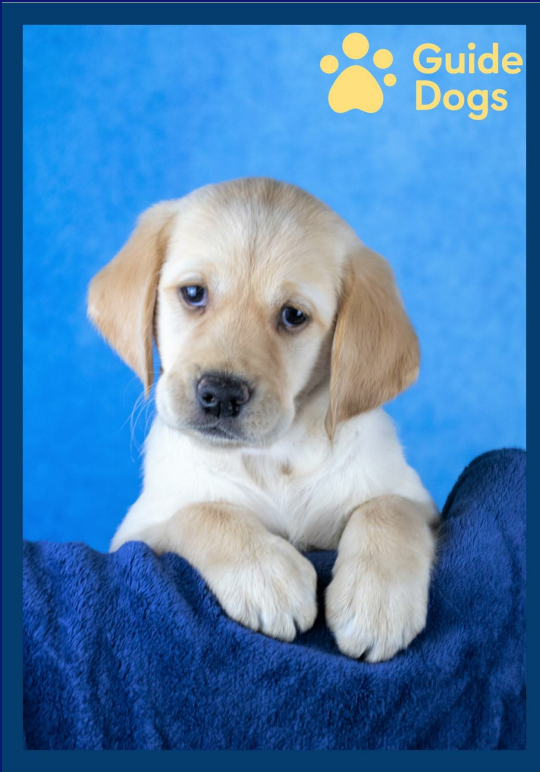
Council Tax Band A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		84	
(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	



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




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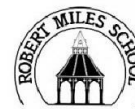
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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



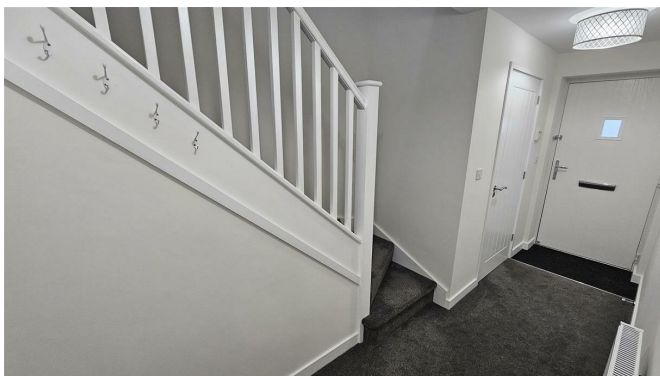
ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



For more details, email sponsorship@hammondpropertyservices.com



A composite and double glazed entrance door into the **HALLWAY** with a central heating radiator and stairs to the first floor with a useful cupboard under.



KITCHEN AREA

10'6 x 8'0 (3.20m x 2.44m)

with a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with a swanhead mixer tap and drainer, an integrated oven with a four ring gas hob and extractor fan, space and plumbing for a washing machine, recessed spotlights, a UPVC double-glazed window to the front elevation and is open plan to the dining and living area.



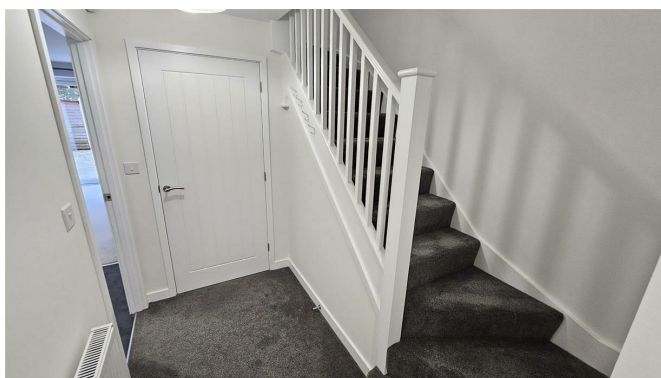
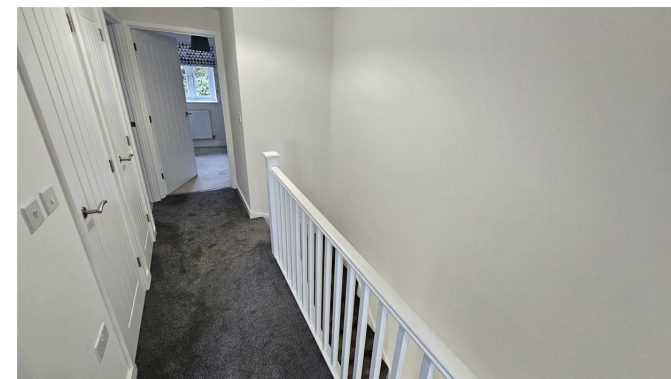
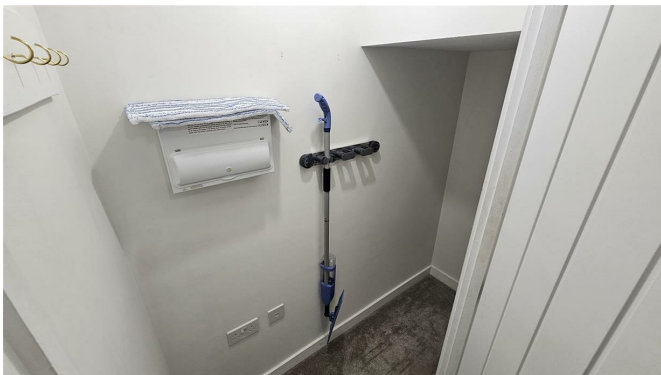
DINING LOUNGE

18'9 max x 15'6 (5.72m max x 4.72m)

a wonderful open plan living and dining area with double glazed windows to the side and rear with double glazed double doors to the southerly facing and very private rear garden.

CLOAKROOM / W.C.

with a low level dual flush W.C., a wash basin with a tiled splashback, a central heating radiator and a UPVC double glazed obscure window to the front elevation.





LANDING

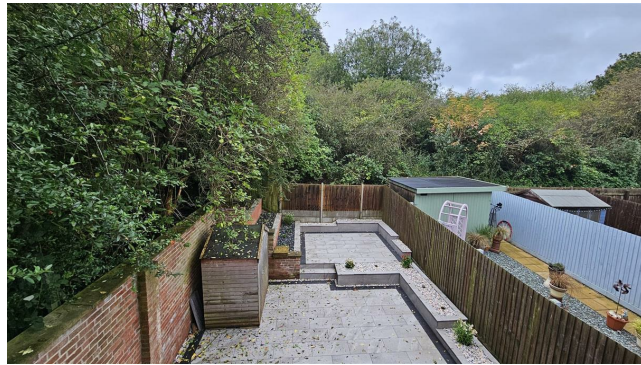
with an airing cupboard and an additional store cupboard.

BEDROOM 1

11'0 x 8'6 (3.35m x 2.59m)

a central heating radiator and a double glazed window to the front. Mirror fronted and sliding doors to the double wardrobes.





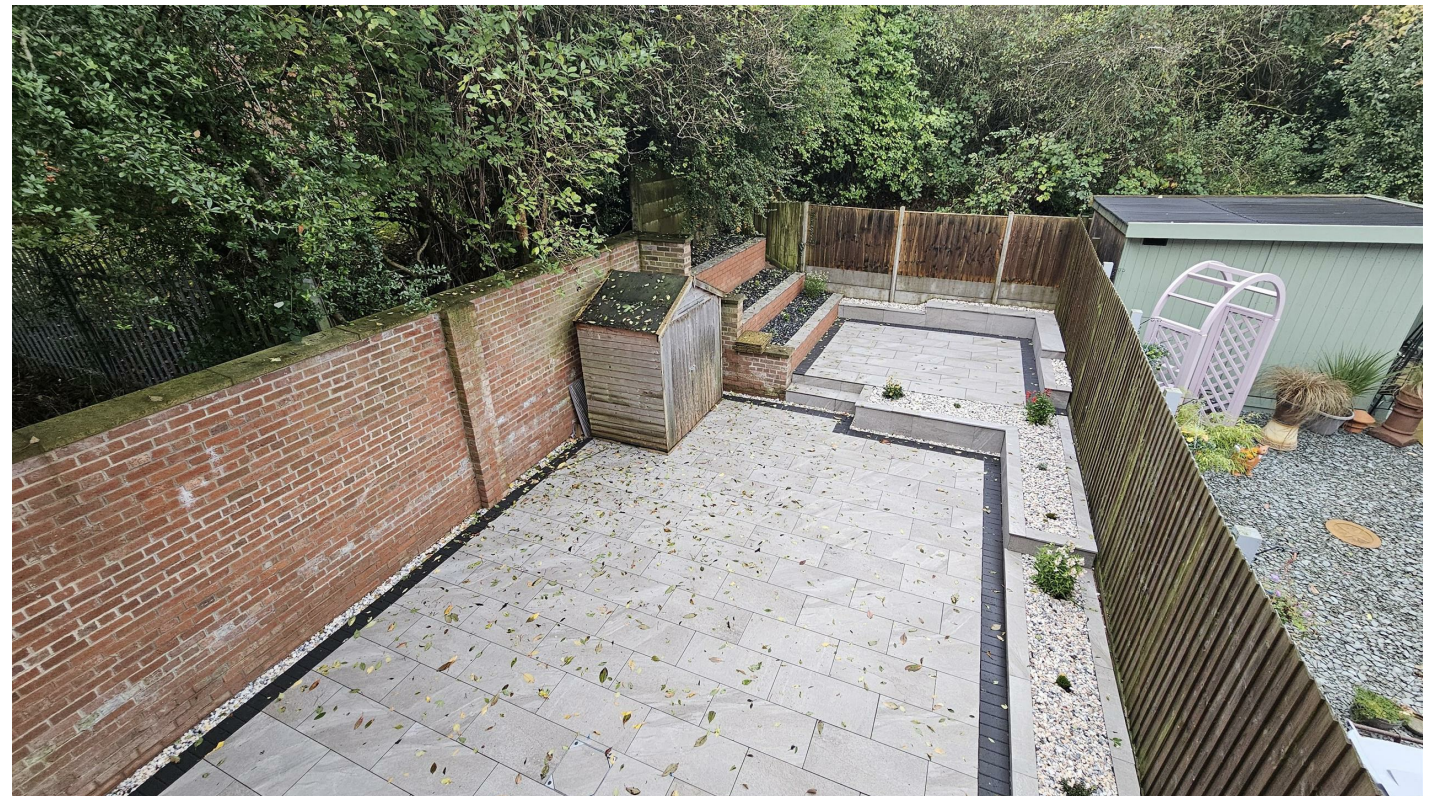
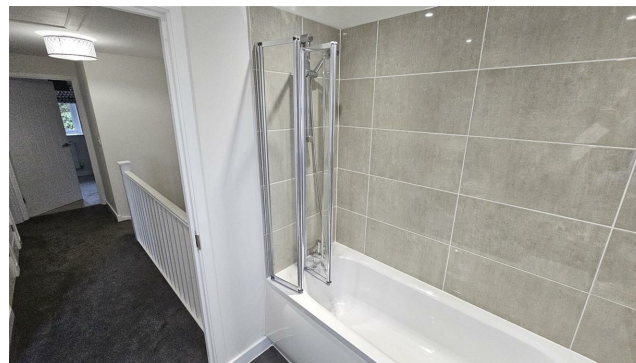
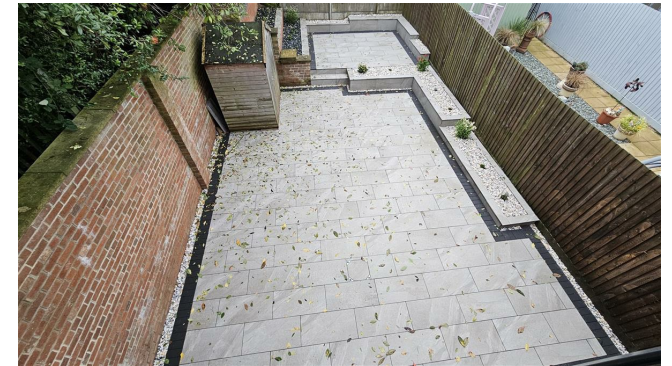
EN-SUITE SHOWER ROOM

Spacious en-suite shower room having white suite with low flush W.C., pedestal wash hand basin. Fully fitted shower enclosure with glass door. Central heating radiator, shaver socket and UPVC opaque window to the rear elevation.

BEDROOM 2

12'6 x 8'6 (3.81m x 2.59m)

a central heating radiator and a double glazed window to the rear. Mirror fronted and sliding doors to the double wardrobe.





FAMILY BATHROOM

with a low level W.C., a pedestal wash basin, an electrical shaving point, a panelled bath with a mixer tap shower fixture, a central heating radiator, partially tiled walls and a UPVC double glazed obscure window to the front elevation.

BEDROOM 3

12'6 x 6'6 (3.81m x 1.98m)

a central heating radiator and a double glazed window to the rear. A larger than average room for this development, with a wardrobe recess.





OUTSIDE - FRONT

To the front of the property are two allocated car parking spaces and a landscaped area for ease of maintenance with a feature silver birch and gravelled area.

OUTSIDE - REAR

To the rear of the property is a private and enclosed southerly facing garden with a sunny patio area, a lawn, courtesy lighting, outside tap and power. Fence panelling and gated side access.







To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email 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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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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Please call this office on **01949 87 86 85**

to arrange a suitable time for us to call out and to discuss what we do and how we do it!