

FOR SALE

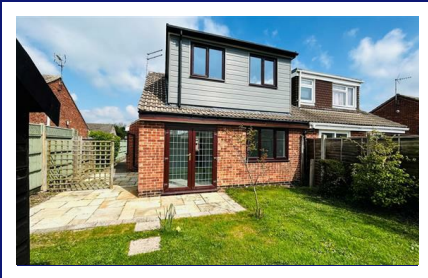
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www.hammondpropertyservices.com

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**19 BEVERLEYS AVENUE, WHATTON IN THE VALE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9AU**

£249,950

19 BEVERLEYS AVENUE, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9AU

The property HAS BENEFITED FROM the following IMPROVEMENTS.

- * New kitchen * New bathrooms
- * New central heating system & boiler * New wiring
- * New carpets * New layout and a new first floor!
- * New doors * New skirtings & architraves
- * New décor throughout

The property is being offered with the benefit of NO CHAIN to enable a speedy transaction and is an excellent 'walk in, put your furniture down, and do nothing' home within easy walking distance of the Village centre and the tranquil walks around the area.

With a very versatile layout, have a look through the Floor Plan to work out how this fabulous home suits your exact requirements... there is nothing quite like it! With washing facilities to both floors, you have the choice as to which rooms become Bedrooms.

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!

For those not familiar with the area, Whatton in the Vale and neighbouring Aslockton are two of the most requested villages within the Vale of Belvoir area. Enjoying typical village amenities including a village Pub, well-stocked Deli & a Primary School. More extensive facilities can be found in nearby Market Town of Bingham which lies around five minutes' drive away. Aslockton also has the added benefit of a railway station providing easy access into Nottingham and Grantham. The village is also conveniently placed for the A46 & A52 which provide access to all surrounding centres

If you are seeking the 'away from it all' benefits provided by village life and yet still want to be within striking distance of Nottingham City Centre, To exchange the sounds of sirens to bird song, then 19 Beverleys Avenue should be high on your viewing list!

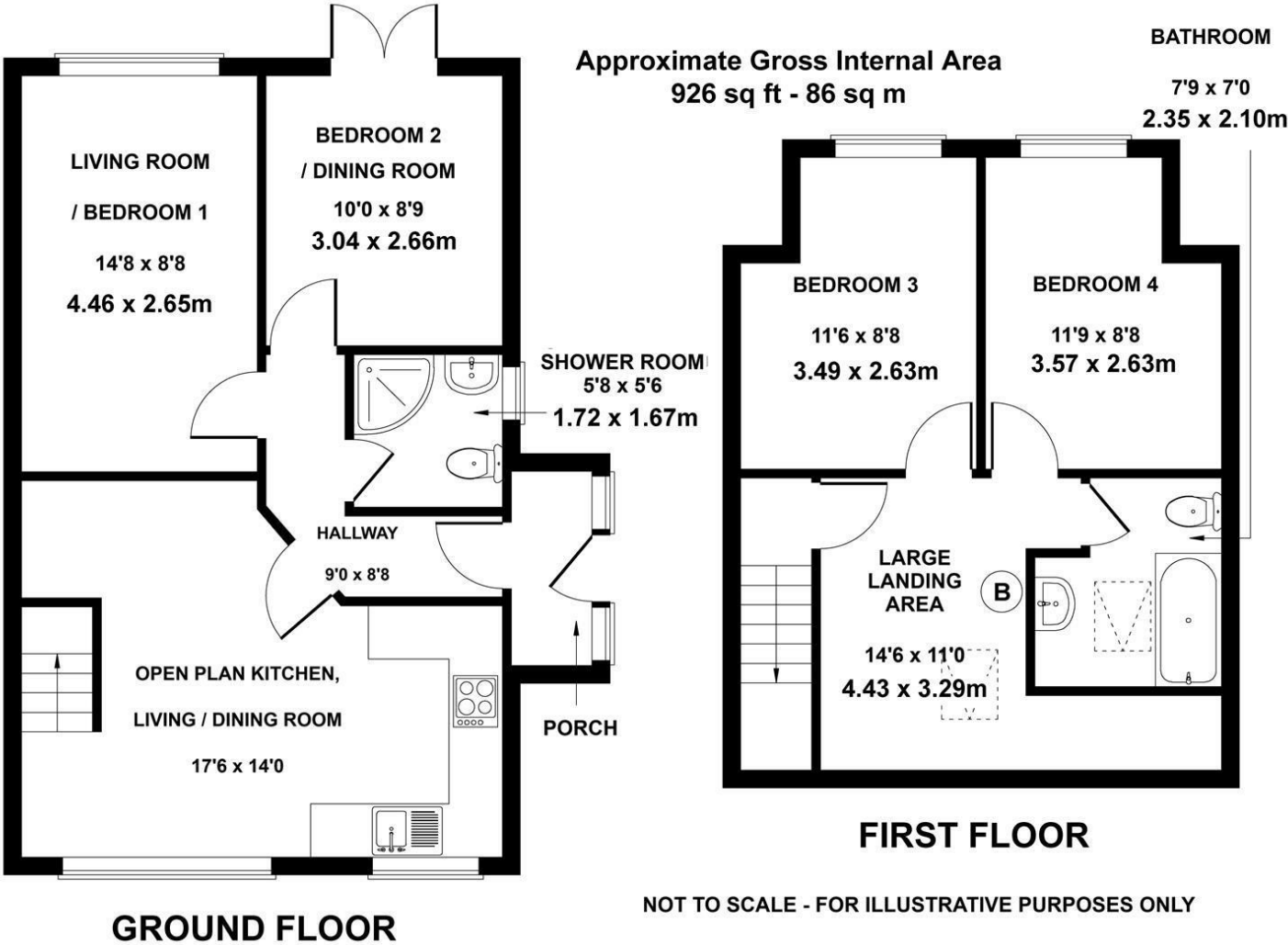
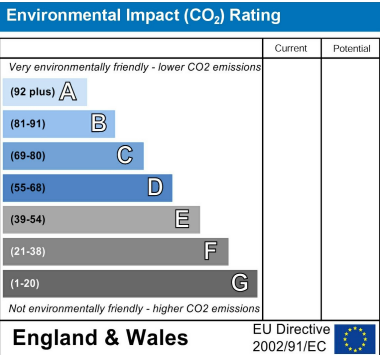
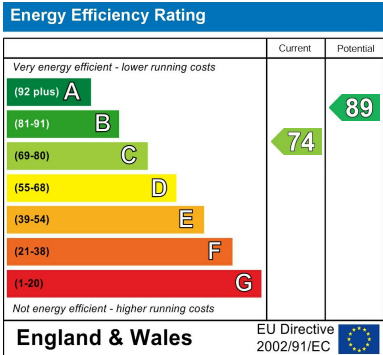


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Follow the road round to the right passing the new Nursing Home on the right hand side. At the T junction turn left onto the A52. Pass the turning to Scarrington on the left hand side. Bear next left as directed to Whatton and Aslockton. Turn next left as signposted to Aslockton. Take the fourth on the left into Beverleys Avenue where the property will be found on the left hand side, clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 9AU

Council Tax Band

B



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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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

childline

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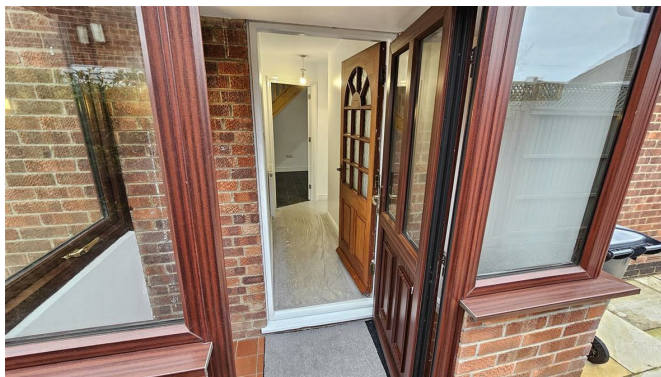
B.H.T.A.
BINGHAM HERITAGE
TRAILS ASSOCIATION



football in the community



For more details, email sponsorship@hammondpropertyservices.com



Double glazed entrance door through to

LARGE PORCH

with a half-glazed hardwood entrance door into the hallway, double glazed windows.

HALLWAY

with new doors to all ground floor rooms

OPEN PLAN KITCHEN, LIVING / DINING ROOM

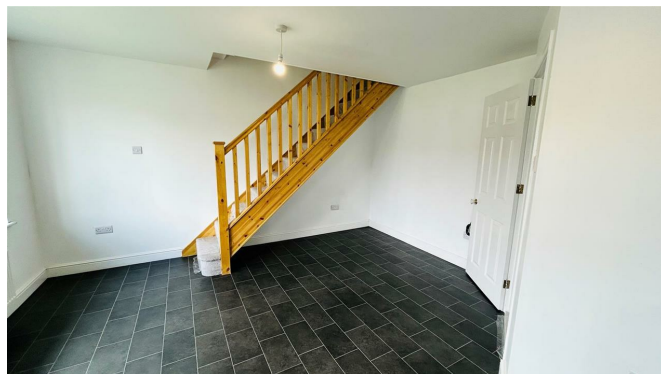
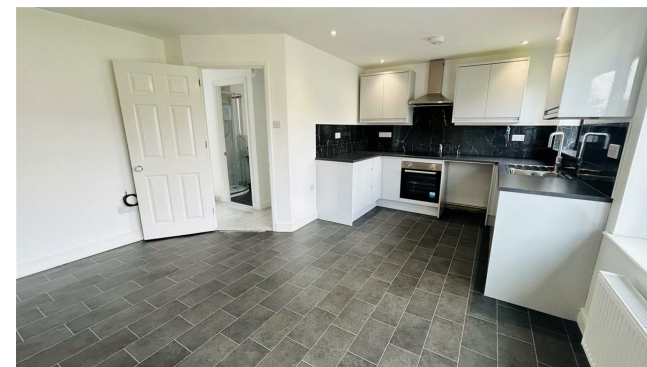
17'6 x 14'0 (5.33m x 4.27m)

with a new range of wall and base units with worktops over, electric hob with electric oven under and a extractor fan over, stainless steel sink with stylish mixer tap and drainer and UPVC double glazed window to front elevation. Feature upstands and tiling to the walls. Tiled effect flooring. Recessed lighting and a timber staircase to the first floor accommodation.

LIVING ROOM / BEDROOM 1

14'8 x 8'8 (4.47m x 2.64m)

with a double glazed window overlooking the rear garden and a new central heating radiator.





BEDROOM 2 / DINING ROOM

10'0 x 8'9 (3.05m x 2.67m)

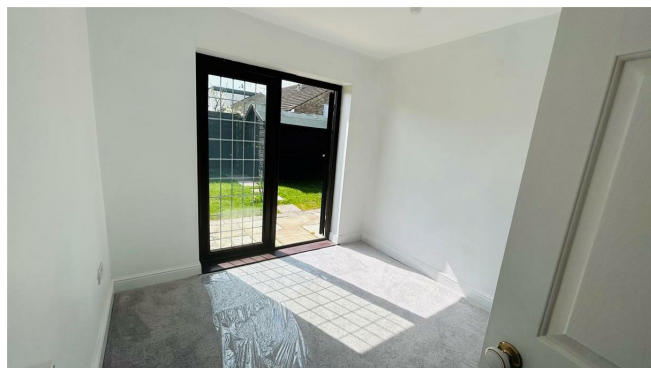
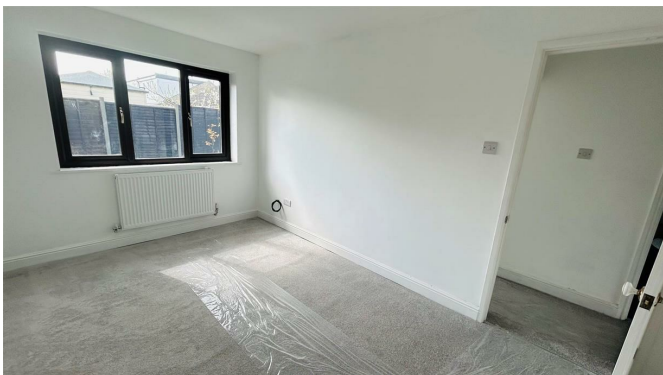
with double glazed double doors overlooking the rear garden and a new central heating radiator.

NEW SHOWER ROOM

with a white suite comprising corner shower enclosure with new Triton electric shower, pedestal wash basin and low flush W.C., double glazed obscure window and complementary tiling to the walls. Tile effect flooring.

FROM THE LIVING / DINING KITCHEN

A solid timber staircase rises to the





SPACIOUS FIRST FLOOR LANDING

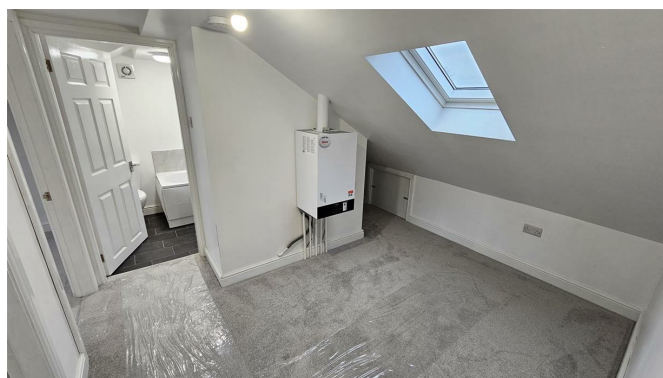
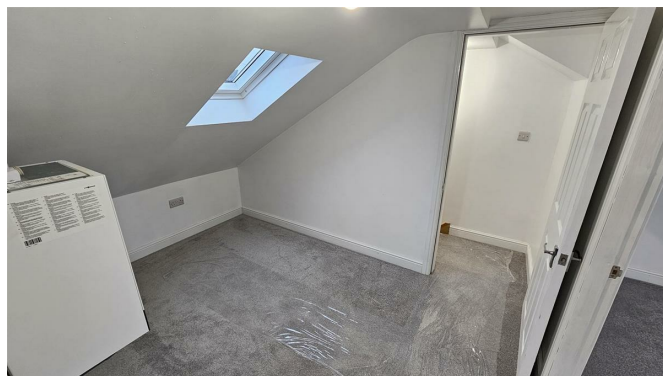
14'6 x 11'0

with a new Veissmann boiler, a velux window and useful storage within the eaves.

BEDROOM 3

11'6 x 8'8 (3.51m x 2.64m)

with a central heating radiator and a double glazed window overlooking the rear garden.





BEDROOM 4

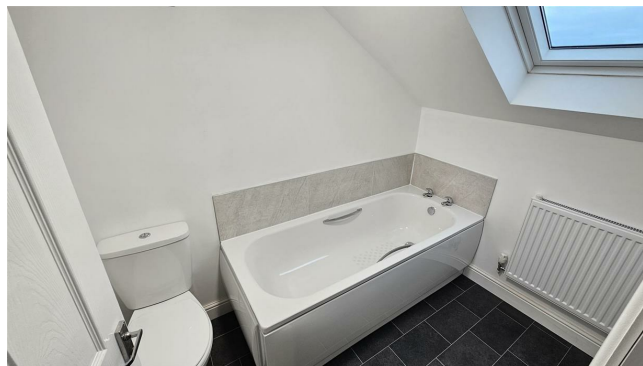
11'9 x 8'8 (3.58m x 2.64m)

with a central heating radiator and a double glazed window overlooking the rear garden.

FIRST FLOOR BATHROOM

4.42m x 3.35m

with a white suite comprising panelled bath, a pedestal wash basin and low flush W.C., double glazed velux window and complementary splashback tiling to the walls. Tile effect flooring.





OUTSIDE - FRONT

The property is set well back from the close with a deep and block paved driveway providing ample parking and a lawn to the side. A side pathway leads to the fully enclosed rear garden.

OUTSIDE - REAR





which is fully enclosed and provides a blank canvas for the keen gardener to take on to create a wonderful haven due to the southerly facing aspect. The timber garden shed will be included within the sale.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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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**





SOLD

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→



FOR SALE

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