

**FOR SALE**

**01949 87 86 85**

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

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Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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**51 TRENCHARD CLOSE, NEWTON, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8HG**

**£219,000**



KITCHEN DINER - GARAGE - NO CHAIN - MULTI-FUEL BURNER  
TO LOUNGE - GOOD LOCAL SCHOOLS

The property is being offered with NO CHAIN to ensure a speedy purchase for the right buyer which may avoid Stamp Duty changes which come into effect on 1st April 2025. It should appeal to a wide range of buyers from first-time buyers to downsizers or indeed investors.

Please have a read of the following to ensure that you know everything you need to know about this beautifully presented home.

Moving on to the house itself - this has been a family home, has been well maintained and is ready for the next family to move into. With both full gas fired central heating and double glazing throughout, you need only to walk in, put your furniture down and... do nothing! There is a GARAGE situated within a block at the rear for those who require additional storage - and all for only £219.000.

For those who enjoy plenty of sunshine for al fresco dining during those balmy summer months, the rear gardens are very spacious and private with a garden within the rear hedge to the parking area.

Newton is a small village just a couple of miles from Bingham where there are a range of shopping and educational facilities. This fine home is also just a short distance from the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance following the recent upgrading works to the A46 now that it enjoys a dual carriageway.

For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages & lovely countryside

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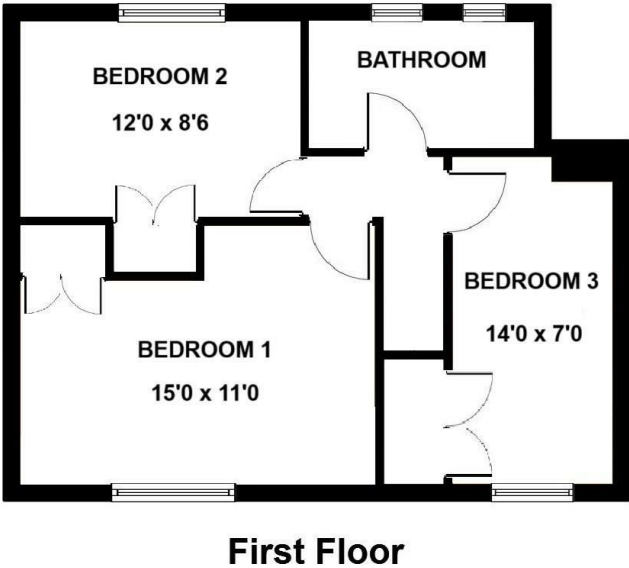
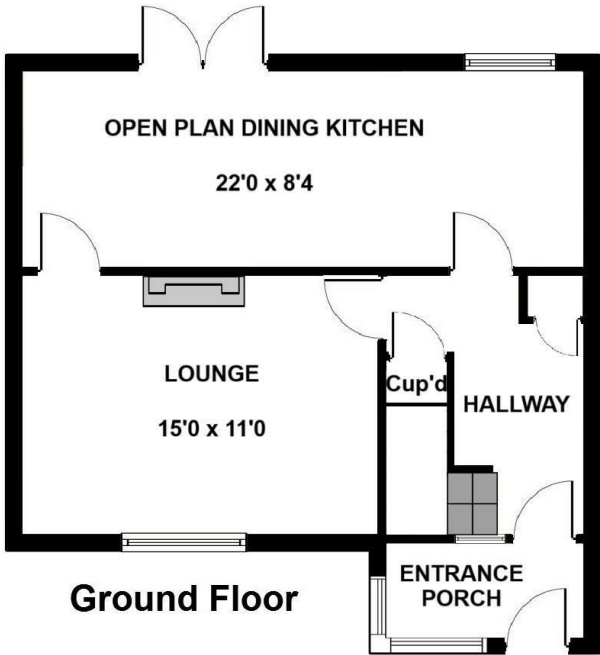
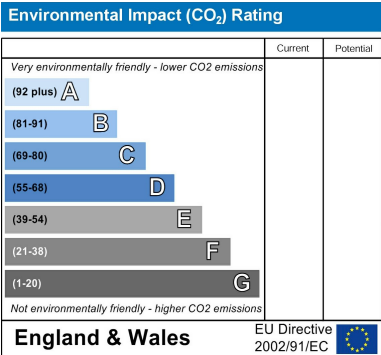
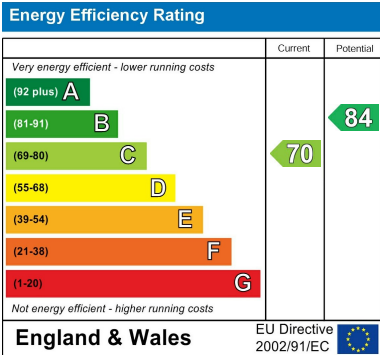


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue and then second left into Friar Walk. Bear right into Trenchard Close where this one will be found on your right hand side, clearly denoted by our Hammond Property Services For Sale board.

**For Sat Nav use Post Code:**    **NG13 8HG**

Council Tax Band

A



Only a couple of miles away, 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 houses, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, newly-built Leisure Centre, Library and Post Office.

Newton is a setting that has seen iconic events in its role as RAF base and command headquarters, with this area of the Development being built for the RAF staff when an active base... all nestling in the tranquility of the hamlet of Newton. In a highly sought-after location, the adjacent village of East Bridgford with its handsome landmark Church of St Peter, offers amenities including a Primary School, Pub diner and Post Office.



## 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.

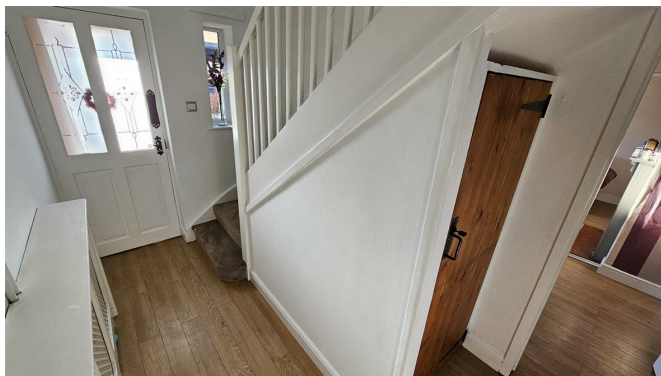
## BINGHAM'S COMMUNITY ESTATE AGENT

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



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)





Double glazed entrance door into the

### **PORCH**

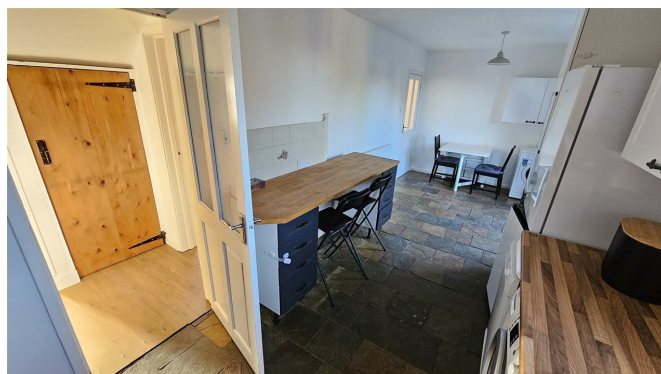
7'0 x 3'0 (2.13m x 0.91m)

Double glazed windows to front and side, entrance door into the

### **HALLWAY**

11'0 x 6'0 (3.35m x 1.83m)

Double glazed window to front, Under stairs storage cupboard, central heating radiator, wood effect laminate flooring.







### **DINING KITCHEN**

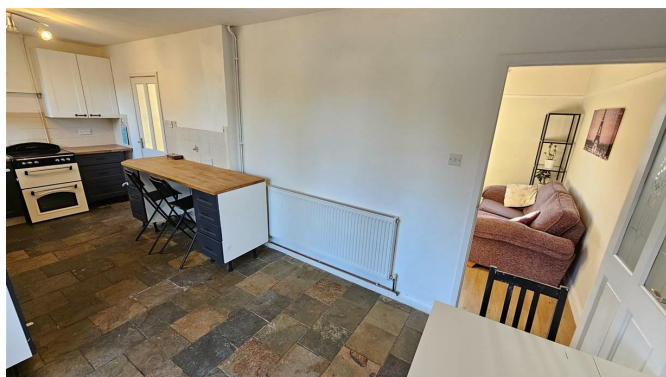
22'0 x 8'0 (6.71m x 2.44m)

with a central heating radiator and a double glazed window to the rear, Double glazed double doors out to garden, Range of wall & base units with work tops over and tiled splash backs, one and a half bowl sink & drainer, cooker, washing machine, dishwasher, tumble dryer and fridge freezer, all of which can remain in the property upon completion. Tiled flooring.

### **LOUNGE**

15'0 x 11'0 (4.57m x 3.35m)

Double glazed window to front with fitted blinds, feature fire place with log burner, central heating radiator and a continuation of the wood effect flooring.







### **STAIRS TO THE FIRST FLOOR LANDING**

from the hall, stairs rise to the first floor with a loft hatch.

### **BEDROOM 1**

15'0 x 11'0 (4.57m x 3.35m)

with a central heating radiator and a double glazed window overlooking the front with fitted blinds. Built-in double wardrobe with overhead cupboard.





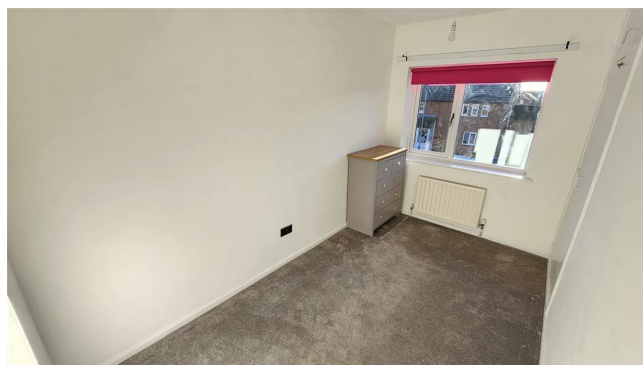
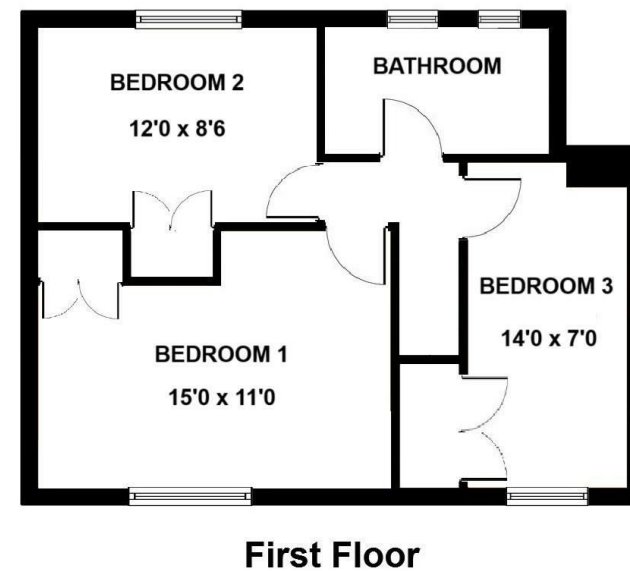
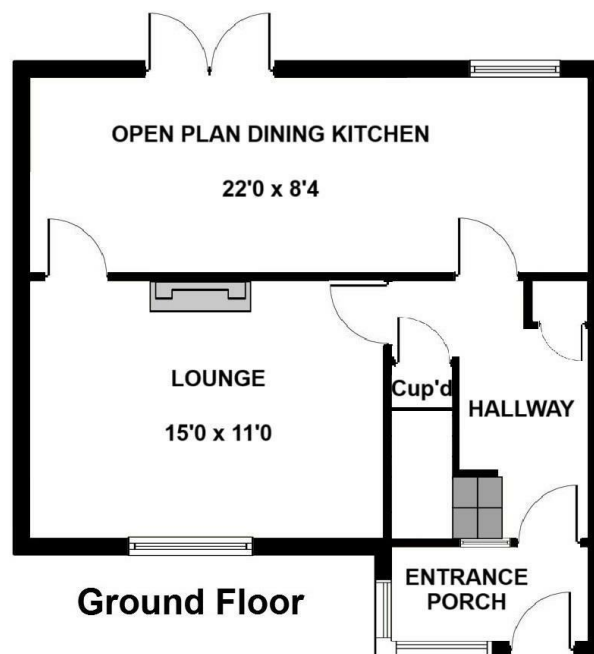


### **BEDROOM 2**

12'0 x 8'0 (3.66m x 2.44m)  
with a central heating radiator and a double glazed window overlooking the rear. Fitted wardrobe.

### **BEDROOM 3**

14'0 x 7'0 (4.27m x 2.13m)  
with a central heating radiator and a double glazed window overlooking the front. Built-in wardrobe over the stairs.







### **BATHROOM**

Two double glazed windows to rear, low level W.C. & pedestal washbasin, panelled bath with new electric shower over with both rainshower and handset, tiled splash backs, Airing cupboard with boiler, wood effect laminate flooring and a central heating radiator.

### **OUTSIDE - FRONT**

Laid to lawn with small shrubs to borders. Path to entrance porch. Side access gate to the rear of property.



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#### **OUTSIDE - REAR**

Small patio area with side access to front of property. Laid to lawn with path to rear of garden with secure gate leading to the GARAGE block to the rear. Garden shed, Mature laurel hedge.

#### **GARAGE**

a useful addition, set within an adjacent garage block, with up and over door.



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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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**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!