

FOR SALE

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**2 BRICKYARD LANE, EAST BRIDGFORD, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8NJ**

£1,295 PCM

2 BRICKYARD LANE, EAST BRIDGFORD, NOTTINGHAMSHIRE NG13 8NJ

Newly Refurbished 3-Bedroom Bungalow in East Bridgford – A Modern Retreat in a Charming Village Setting

Step into stylish countryside living with this beautifully refurbished 3-bedroom bungalow, nestled in the heart of the sought-after village of East Bridgford. Boasting contemporary finishes throughout, spacious interiors, and a generous garden, With fresh modern interiors this home offers the perfect setting for families, professionals – and their pets – to enjoy peaceful village living with great access to Nottingham and beyond.

Key Features:

- Fully refurbished to a high standard – move-in ready
- Three well-proportioned bedrooms with ample natural light
- Sleek, modern kitchen with integrated appliances
- Open plan living/dining area ideal for entertaining
- Luxurious new shower room.
- Private driveway & garage
- Landscaped rear garden – perfect for summer evenings
- Quiet residential location within walking distance to local amenities, pubs, schools & countryside walks

Enjoy the best of both worlds – tranquil village life with easy access to Nottingham and surrounding areas.

Don't miss this rare opportunity!

Arrange your viewing today and experience the charm and comfort this bungalow has to offer.

Contact us now to book your viewing!

****PETS CONSIDERED ON AN INDIVIDUAL BASIS****

**** 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 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 rent payment determined by the Tenant Fees Ac

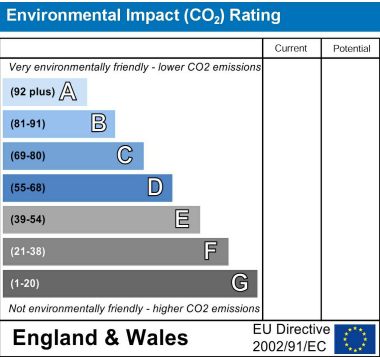
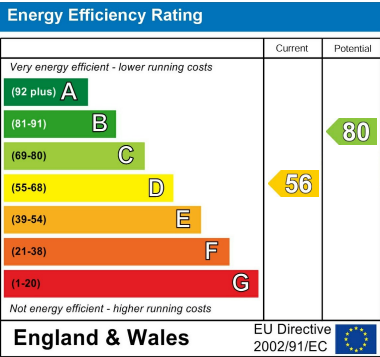


DIRECTIONAL NOTE

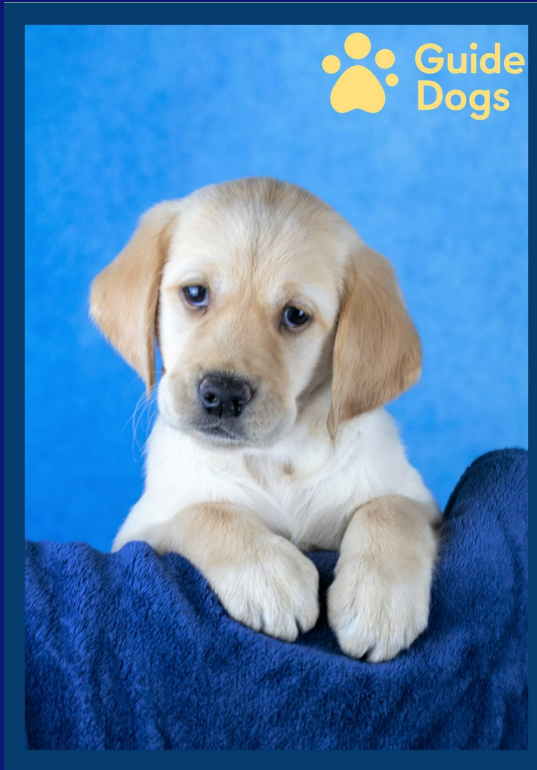
For Sat Nav use Post Code: NG13 8NJ

Council Tax Band

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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



Find us on Facebook

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Services Bingham



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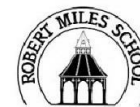
@HammondProperty



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

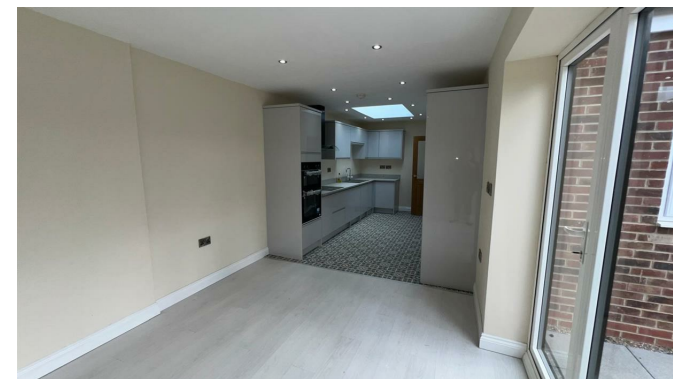
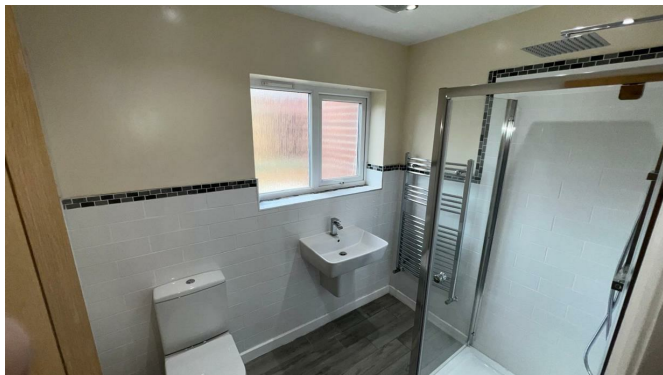
We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in



For more details, email sponsorship@hammondpropertyservices.com













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

MORTGAGE &
PROTECTION ADVISORS

Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

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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Then get one of these!!!

→

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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

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!