

**FOR SALE**

**01949 87 86 85**

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

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**17 NIGHTINGALE WAY, BINGHAM,  
NOTTINGHAMSHIRE NG13 8QP**

**£895 PCM**



## 17 NIGHTINGALE WAY, NOTTINGHAMSHIRE NG13 8QP

HAMMOND PROPERTY SERVICES are delighted to bring to the rental market this spacious town house. It is ideally located at the end of this very popular location this beautifully maintained spacious town house in first class decorative order throughout provides ideal low maintenance living.

The property boasts two double bedrooms, a kitchen with a breakfast bar, large enclosed rear garden and two parking spaces. Bingham market place enjoys a range of shopping facilities and a number of popular pubs. For those keen on fitness, the leisure centre is a healthy ten minute stroll away The property is well positioned just a couple of minutes from the A46 and A52 which allow access to the surrounding centres of Nottingham, Newark and Leicester Ideal for working professionals or families.

**\*\*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 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 Act 2019.

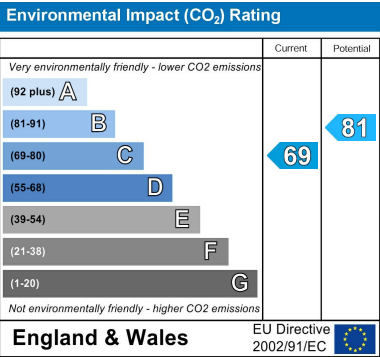
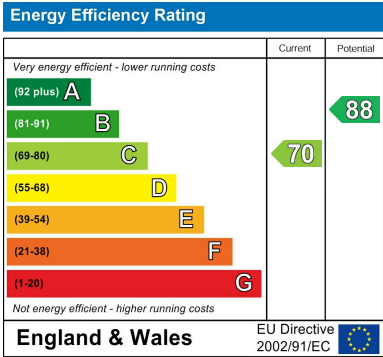


DIRECTIONAL NOTE

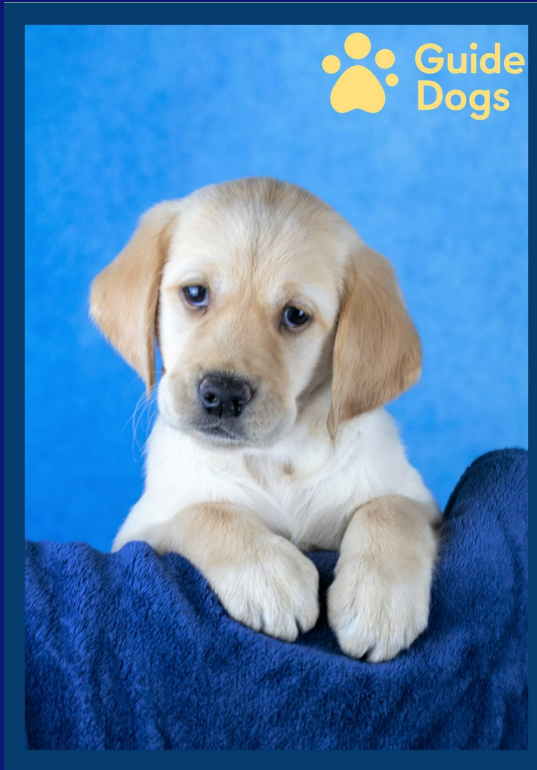
For Sat Nav use Post Code: NG13 8QP

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**



Find us on Facebook

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Services Bingham**



Follow us on Twitter

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



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



**football in the community**



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





### **Kitchen**

10'6 x 7'6 (3.20m x 2.29m)

With wall and base units, tiled walls to rear of work surfaces, laminate flooring, boiler, breakfast bar, UPVC double glazed window and radiator

### **Lounge**

14'0 x 13'3 (4.27m x 4.04m)

With laminate floor, electric fire, radiators, double glazed window and double glazed door leading to rear garden







### **Bathroom**

With a brand new suite comprising panelled bath with shower over, pedestal wash basin and low level WC, glass shower screen, tiled walls to rear of splash backs, tiled floor, double glazed window and radiator

### **Bedroom One**

12'7 x 10'6 (3.84m x 3.20m)

With double glazed windows, radiator and built in airing cupboard.



**Bedroom Two**

11'0 x 9'0 (3.35m x 2.74m )

With double glazed window and radiator

**Outside**

Small front garden area with path leading to the front of the property. The rear garden has fenced boundaries, a lawn with flower borders and decking. There are also two allocated parking spaces for the property.



















To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto: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



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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**





**SOLD**

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← Want one of these???

**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!