

TO LET

01949 87 86 90

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 878690

rentals@hammondpropertyservices.com



**8 KETTLEBAND CLOSE, BINGHAM,
NG13 7AX**

£1,850 PCM

8 KETTLEBAND CLOSE, NG13 7AX

With a large, open-plan kitchen with dining and family areas, downstairs study, separate utility room and a bright and spacious lounge, this impressive house is the perfect solution for a growing family.

With a wide, inviting hallway and the living kitchen area across the back of the property with doors opening onto the garden – the perfect hub for any family home.

There are four good-sized bedrooms, one with a built in cupboard and the main bedroom also having the benefit of an en-suite shower room.

There is off-road parking on a private driveway for two cars and a single garage.

The property is available to move into more or less straightaway, subject to referencing. It is also partially furnished, which is all as new. This includes:

Master Bedroom - Kingsize Mattress
Bedroom 3 - Double Mattress
Bedroom 4 - Single Bed
Kitchen Diner - Dining Room Table and Six Chairs
Kitchen Diner - Settee
Lounge - Settee and Coffee Table

****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.



VIEWING APPOINTMENT

Date: _____

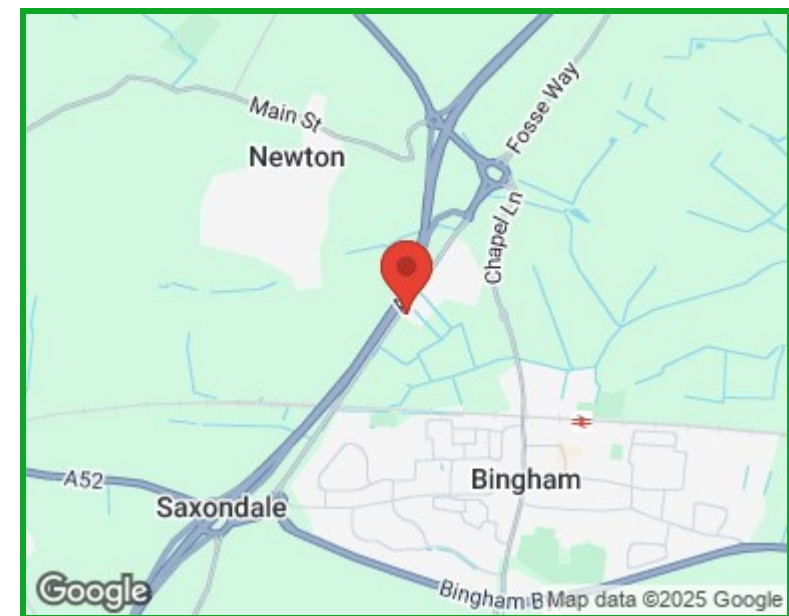
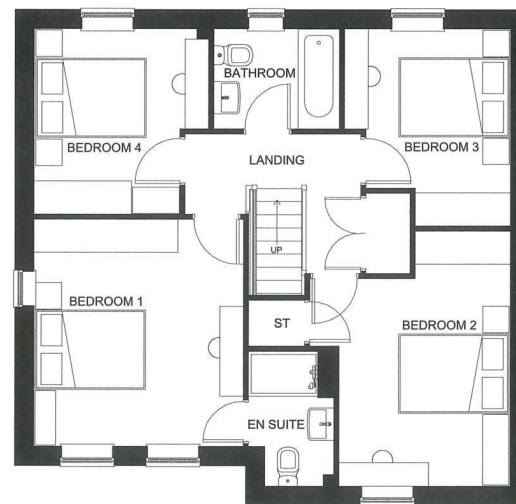
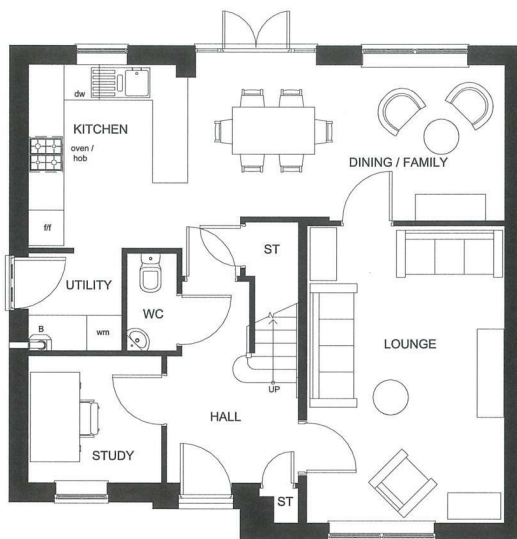
Time: _____

Meeting: _____

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band **E**



DIRECTIONAL NOTE

For Sat Nav use Post Code: NG13 7AX

See all our properties at
OnTheMarket.com

rightmove
find your happy



Find us on Facebook

Hammond Property Services Bingham



Follow us on Twitter

@HammondProperty

BINGHAM'S COMMUNITY ESTATE AGENT



For more details, contact us at

sponsorship@hammondpropertyservices.com







OUR RENTAL SERVICES

Are you a landlord?

We offer:

FULLY MANAGED, LET ONLY, RENT COLLECTION or TENANT FIND 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, call **Denise Campbell** on **01949 87 86 90**



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on 01949 878690 to arrange a suitable time for us to call out and to discuss what we do and how we do it!