

FOR SALE

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www.hammondpropertyservices.com

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

£290,000

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

The property WILL BENEFIT FROM the following IMPROVEMENTS.

- * New kitchen * New bathrooms
- * New central heating system & boiler * New wiring
- * New carpets * 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 within easy walking distance of the Village centre and the tranquil walks around the area.

The layout consists a reception hallway, lounge to the front, open plan dining kitchen, conservatory overlooking the extremely well-stocked rear garden, utility area and downstairs cloakroom / W.C.

To the first floor are 2 double bedrooms with fitted wardrobes, a shower room and a further single bedroom. Parking to the front on the driveway that leads to the GARAGE and there is side access to the rear garden which is flooded with colourful plants and shrubs.... a wonderful haven that has been created over many years.

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 2 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 immediately on the right hand side, clearly denoted by our Hammond Property Services For Sale board.

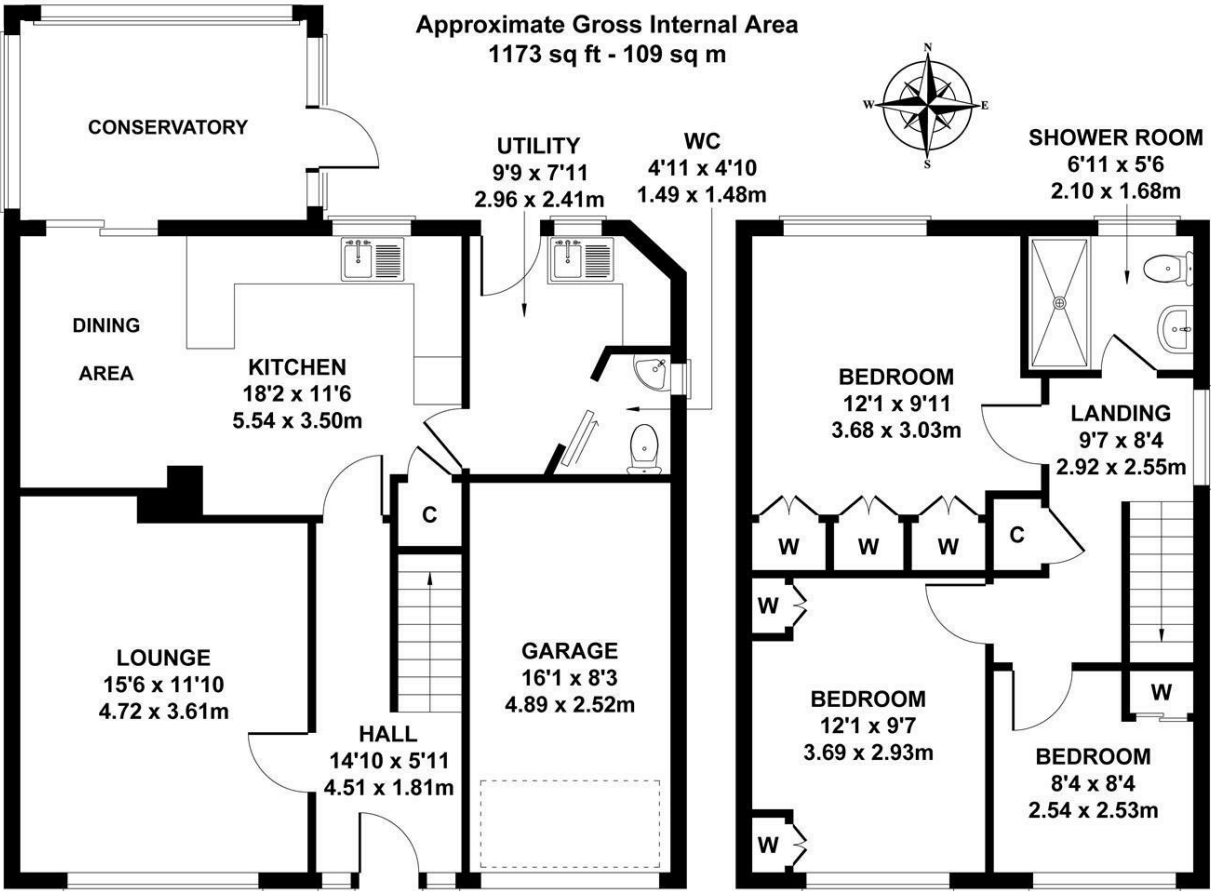
For Sat Nav use Post Code: NG13 9AU

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	45	
(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





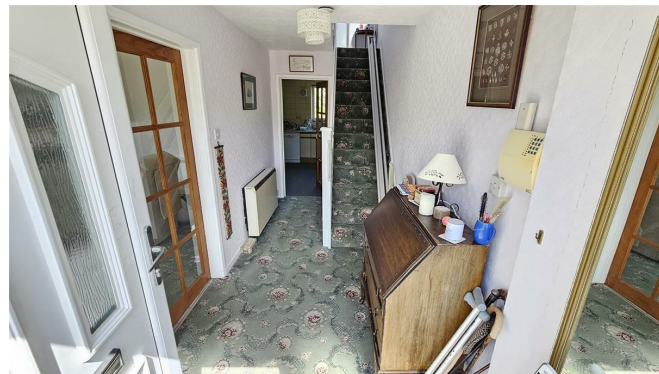
Double glazed entrance door into the

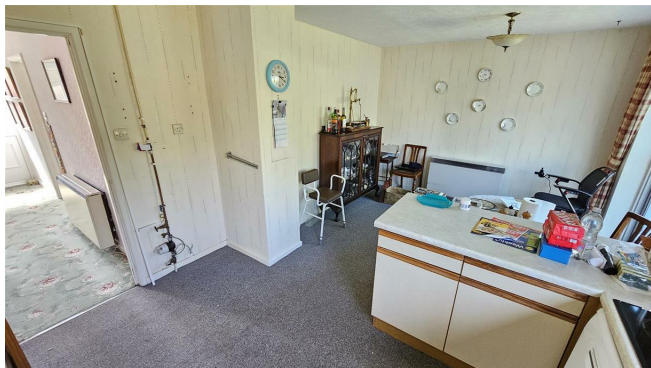
RECEPTION HALLWAY

15'0 x 6'0 (4.57m x 1.83m)
with stairs to the first floor. Feature fireplace.

LOUNGE

15'6 x 12'0 (4.72m x 3.66m)
with a double glazed window overlooking the front.





DINING KITCHEN
18'2 x 11'6 (5.54m x 3.51m)
CONSERVATORY

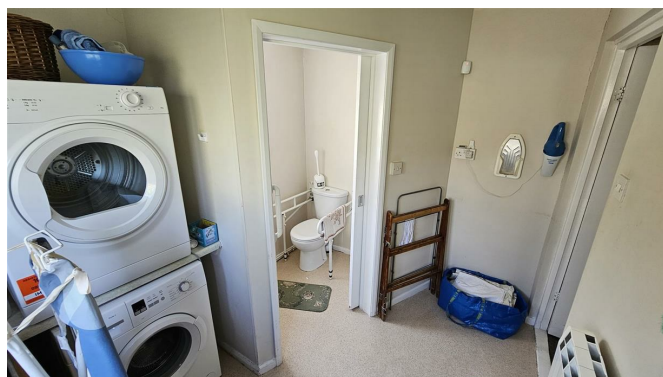


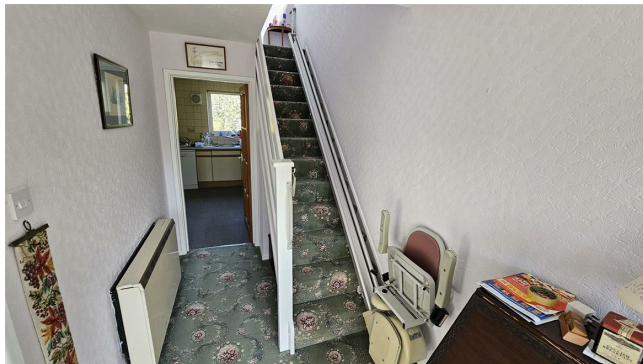


REAR LOBBY / UTILITY AREA

9'9 x 8'0 (2.97m x 2.44m)

CLOAKROOM





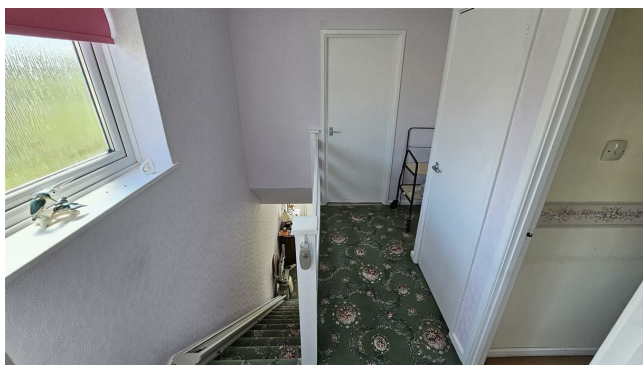
LANDING

BEDROOM 1

12'0 x 9'8 (3.66m x 2.95m)
with a double glazed window overlooking
the front. Fitted wardrobes with overhead
cupboards.

SHOWER ROOM

7'0 x 5'6 (2.13m x 1.68m)





BEDROOM 2

12'0 x 10'0 (3.66m x 3.05m)
with a double glazed window overlooking the rear. Built-in wardrobes with overhead cupboards.

BEDROOM 3

8'4 x 8'4 (2.54m x 2.54m)
with a double glazed window overlooking the front. Built in-overstairs cupboard.





OUTSIDE - FRONT

Parking to the front on the driveway that leads to the GARAGE.

OUTSIDE - REAR

There is side access to the rear garden which is flooded with colourful plants and shrubs.... a wonderful haven that has been created over many years.







Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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For more information, please call **Sharon** on **01949 87 86 90**





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to arrange a suitable time for us to call out and to discuss what we do and how we do it!