

FOR SALE

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www.hammondpropertyservices.com

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**EXTRA COVER 179 ATTENBOROUGH LANE, ATTENBOROUGH, NOTTINGHAM,
NOTTINGHAMSHIRE NG9 6AB**

£1,295 PCM

EXTRA COVER 179 ATTENBOROUGH LANE, ATTENBOROUGH, NOTTINGHAMSHIRE NG9 6AB

Hammond Property Services are delighted to bring to the market this well presented two bedroom detached bungalow. Which is located in quiet residential area with public transport offering good access to Beeston Town Centre and Nottingham City Centre.

Available immediately this property comprises entrance hall, lounge, dining room, fitted kitchen, two double bedrooms and a bathroom/WC with separate shower cubicle. Gas Central Heating. Double Glazed. Driveway for 2/3 cars. Front & Rear gardens. Council tax band D

The lawns, front and rear, have an open aspect with the neighbouring property and will be maintained by the Landlord. The flower beds and borders will be the responsibility of the tenant.

DUE TO THE OPEN NATURE OF THE GARDEN THIS PROPERTY CANNOT ACCEPT PETS

No Smokers,

The fireplaces are ornamental only.

Hammond Property Services would like to make all parties aware that this property is owned by an associate of the company.

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 inc), interest at 3% for late rent payment determined by the Tenant Fees Act 2019.



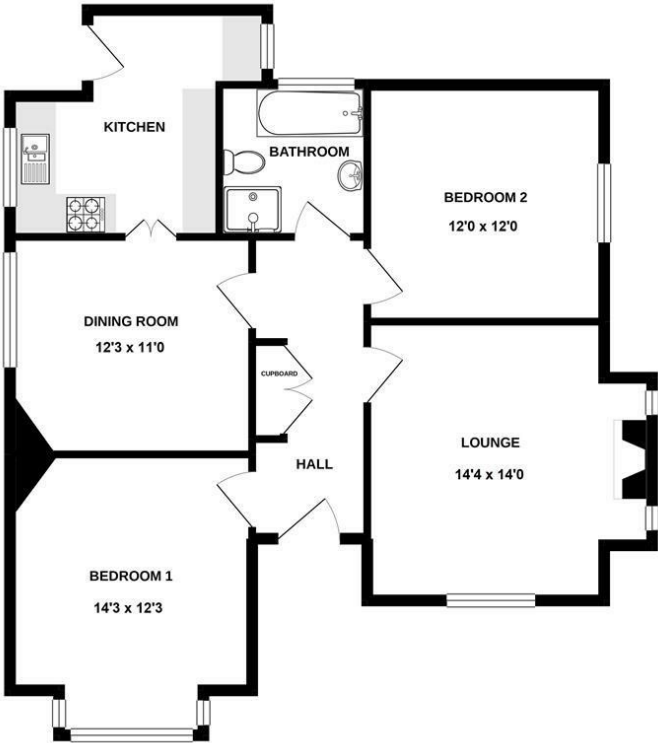
DIRECTIONAL NOTE

For Sat Nav use Post Code: NG9 6AB

Council Tax Band

D

GROUND FLOOR
874 sq.ft. approx.



179 ATTENBOROUGH LANE, ATTENBOROUGH, NOTTINGHAM NG9 6AB

TOTAL FLOOR AREA: 874 sq ft. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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

**Hammond Property
Services Bingham**



Follow us on Twitter

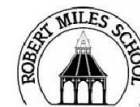
@HammondProperty



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

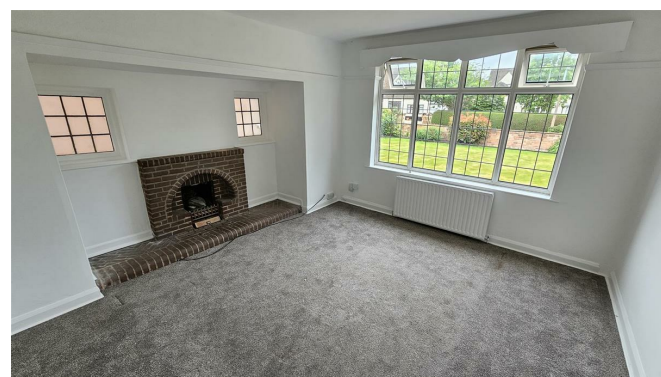
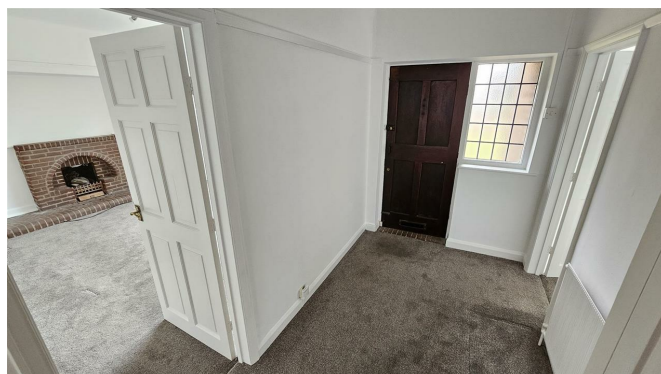


For more details, email sponsorship@hammondpropertyservices.com



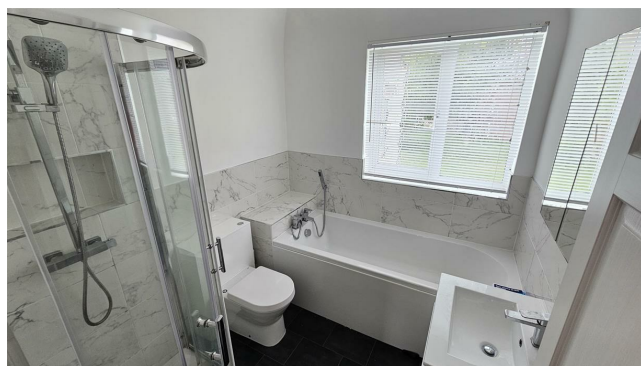
Property

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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



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Home Movers
Re-mortgages
Buy to Lets - inc HMOs

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Critical Illness
Income Protection

Did you know that we have a Rental Department?

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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!!!

→



FOR SALE

01949 87 86 85

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© WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!! ©

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!