

FOR SALE

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**17 TRENCHARD CLOSE, NEWTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8HF**

£185,000

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A 2 bedoomed property with a useful storage porch, a spacious lounge, a considerably enhanced dining kitchen leading to the rear garden, with a useful understairs storage cupboard, two double bedrooms and an upgraded shower room.

Due to the fabulous position, the buyers will enjoy a wonderful and open aspect to the rear overlooking adjacent greenery and play area (accessed through a gate within the rear fence) and a very sunny rear garden - perfect for those who enjoy al fresco dining during those balmy summer evenings within the fully enclosed rear garden.

Newton is a small village just a couple of miles from Bingham where there are a range of shopping and educational facilities. This fine home is also just a short distance from the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance following the recent upgrading works to the A46 now that it enjoys a dual carriageway.

The property is being offered with the benefit of NO CHAIN to ensure a speedy purchase for the right buyer.

For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!

Only a couple of miles away, is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library.

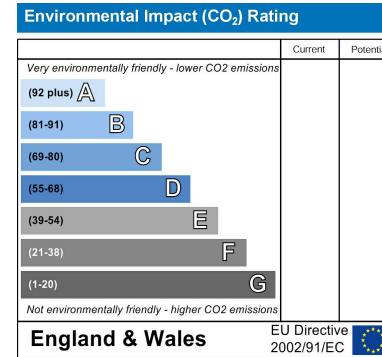
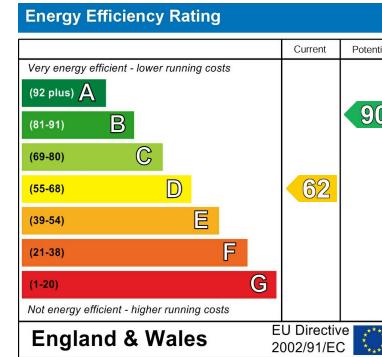


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue and then second left into Friar Walk. Bear right into Trenchard Close and follow the road around to the right where this one will be on your right hand side; clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8HF

Council Tax Band

A



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.

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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.



Half glazed entrance door into the

USEFUL PORCH & STORAGE AREA

Double glazed door and glazed panels into the

HALLWAY

with stairs to the first floor.

LOUNGE

13'3 x 11'9 (4.04m x 3.58m)

with a double glazed window to the front. Feature fireplace with log burner. Central heating radiator.





BREAKFAST KITCHEN

12'6 x 9'2 (3.81m x 2.79m)

fitted with a good range of base and wall mounted units with marble effect work surface over, inset stainless steel sink and drainer, space for free standing fridge freezer, ceramic tiling to splash backs and preparation areas, uPVC double glazed window over looking the rear garden and double doors opening onto the decking area of the rear garden. Vertical central heating radiator. Electric Indesit hob with Bosch electric oven under and extractor hood over.



LANDING



**BEDROOM 1**

13'4 x 11'9 (4.06m x 3.58m)

UPVC double glazed window to the front elevation, built-in wardrobe over the stairs and a central heating radiator.

BEDROOM 2

10'0 x 9'0 (3.05m x 2.74m)

UPVC double glazed window to the rear elevation with wonderful and open views over the communal green areas. Central heating radiator.

SHOWER ROOM

Fitted with a three piece white suite comprising a low level W.C., wash basin with draws under and glazed shower enclosure with both rain shower and separate handset, uPVC double glazed window to the rear elevation, a central heating radiator and an extractor fan.





OUTSIDE - FRONT

To the fore of the property is a fully enclosed garden with gated access to the pathway that leads to the front Porch with a lawned area to the side. Mature shrubs and plants provide the colour and texture to this interesting area... the perfect venue for the morning cup of coffee. A secure workshop / storage area has been created at the front.





OUTSIDE - REAR

To the rear is a further fully enclosed and landscaped garden with gated access to the open and grassed communal area at the rear - perfect for those with little ones to lose their energy or a wonderful haven for the family picnic... the rear garden is also the perfect venue for the afternoon cup of tea and to watch the sun setting in the distance. For ease of maintenance, the rear garden has a large area of decking and raised beds providing the texture and colour.





hh Hammond
Property Services

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AKERS PRITCHETT

Steve Pritchett

Please contact us for a FREE discussion on our services

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