

FOR SALE

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**30 WHARF GARDENS, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8YE**

£142,500

30 WHARF GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YE

An opportunity to acquire a secure top floor two double bedroom contemporary apartment completed by Miller Homes in 2011 and finished to a good specification with contemporary fixtures and fittings. The main living area is an excellent open plan living / dining space. The open plan fitted kitchen has a generous range of units and integrated appliances. The property has neutral decoration throughout, UPVC double glazing, gas central heating and security intercom access with the communal entrance door. An allocated parking space is located at the rear of the development, with additional parking on street.

Overall viewing comes highly recommended to appreciate both the accommodation and location on offer which is likely to suit a wide audience including first-time buyers, single professionals and couples, buy-to-let investors and potentially 'downsizers' looking for single storey accommodation.

Within the Centre of the Town 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. For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

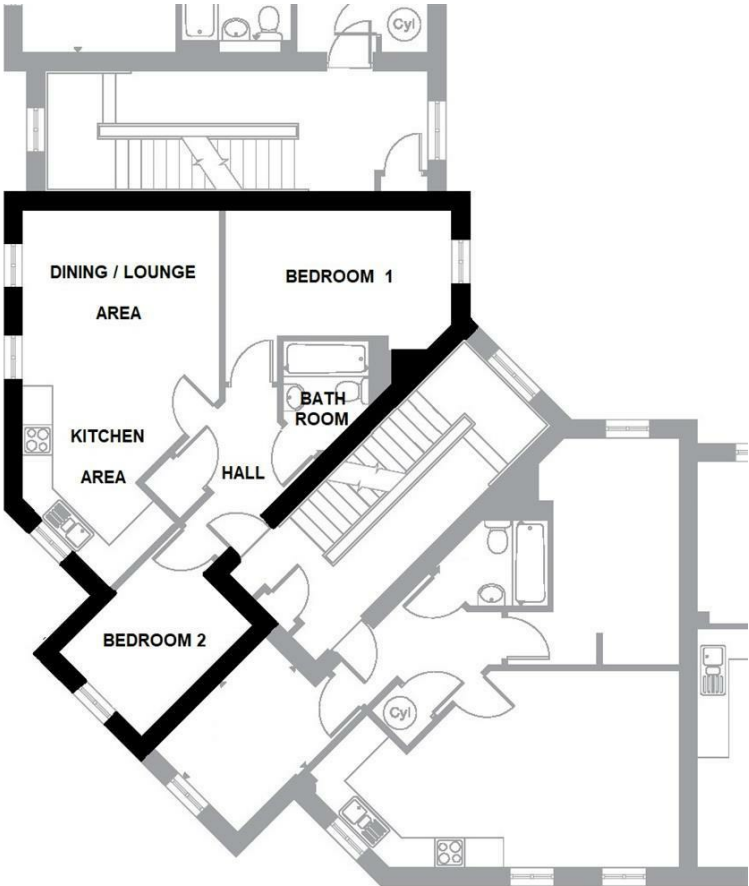
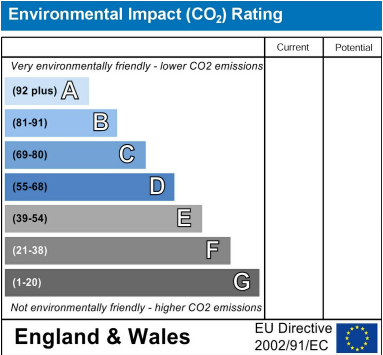
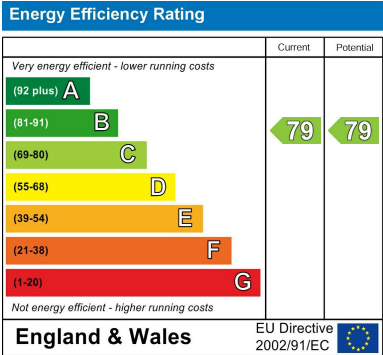


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Continue along Nottingham Road passing Meadowsweet Hill on the left. Turn next left into Mallow Way. As the road bends to the left, take the third right hand turning into Wharf Gardens and follow the road where the property will be clearly denoted by our Hammond Property Services For Sale board. PLEASE NOTE THAT THERE IS AN ENTRANCE DOOR FROM BOTH THE PARKING AREA AND MALLOW WAY.

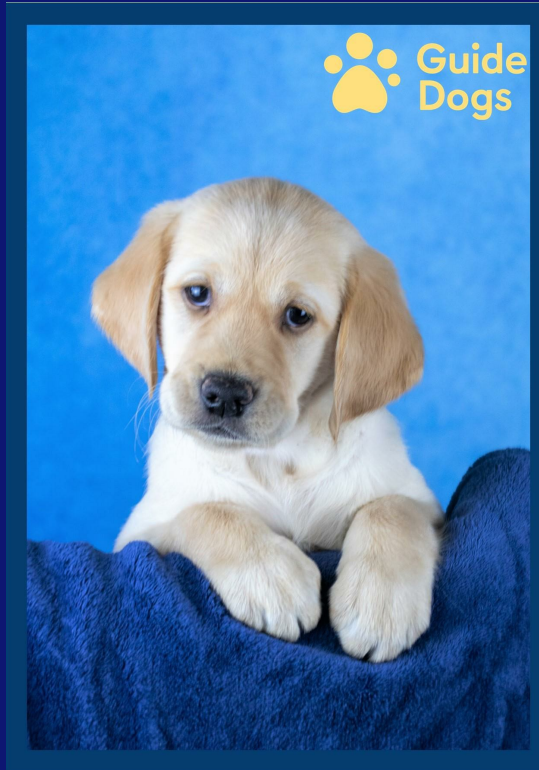
For Sat Nav use Post Code: NG13 8YE

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



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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



For more details, email sponsorship@hammondpropertyservices.com



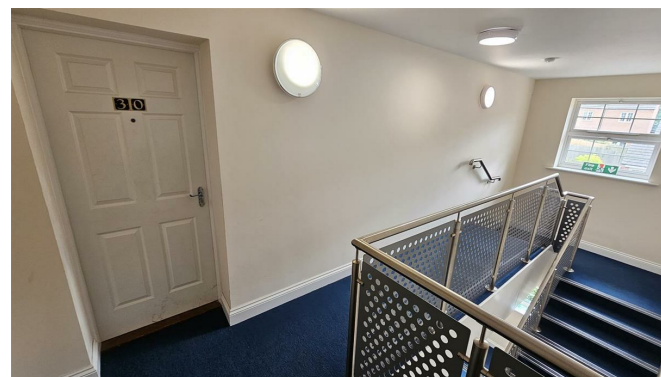
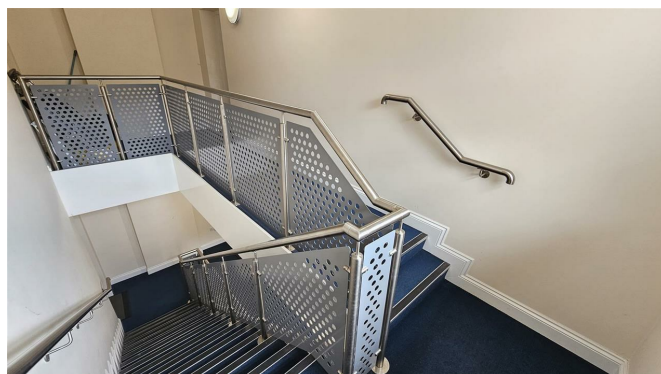
ENTRANCE HALL

Electric phone/buzzing system, smoke alarm and central heating controls.

DINING / LOUNGE AREA

24'3 x 12'8 (7.39m x 3.86m)

Open plan contemporary feel to the kitchen and living room, two UPVC double glazed windows and UPVC double glazed window and central heating radiator.





KITCHEN AREA

The kitchen is fitted with modern base and wall mounted units with roll top work surface over, electric stainless steel fan assisted oven with four ring gas hob and stainless steel splash back and extractor fan over, inset one and a half sink and drainer with mixer tap, space and plumbing for washing machine, space for a full size fridge freezer and cupboard housing the gas central heating boiler.





MASTER BEDROOM

14'6 x 9'0 (4.42m x 2.74m)

UPVC double glazed window and central heating radiator.

BEDROOM TWO

10'0 x 7'6 (3.05m x 2.29m)

Upvc double glazed window and central heating radiator.

BATHROOM

Being fitted with a contemporary three piece white suite comprising low level W.C., pedestal wash basin and panel bath with shower over and screen, being tiled to wet areas in a modern ceramic tile, central heating radiator, inset ceiling spotlights and extractor fan.



OUTSIDE & PARKING

The property has one allocated parking space at the rear within a communal courtyard.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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A comprehensive colour brochure will be available for prospective tenants.

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!