

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



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

**£259,950**



## 31 WHARF GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YE

Completed in 2011 to the very popular Carsington design by Miller Homes, this three bedroom semi detached family home is situated on a corner plot and with a contemporary modern dining kitchen overlooking the private and very sunny rear garden and the property is being offered with NO CHAIN to ensure a speedy purchase.

This gas centrally heated and double glazed property is tailor made for single professional/young couples or the growing family with the added bonus of the detached GARAGE.

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.

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. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and most with a village pub!

Opportunities like this are becoming increasingly rare – to purchase a home that you can move straight into, put your furniture down and do nothing... with NO CHAIN.

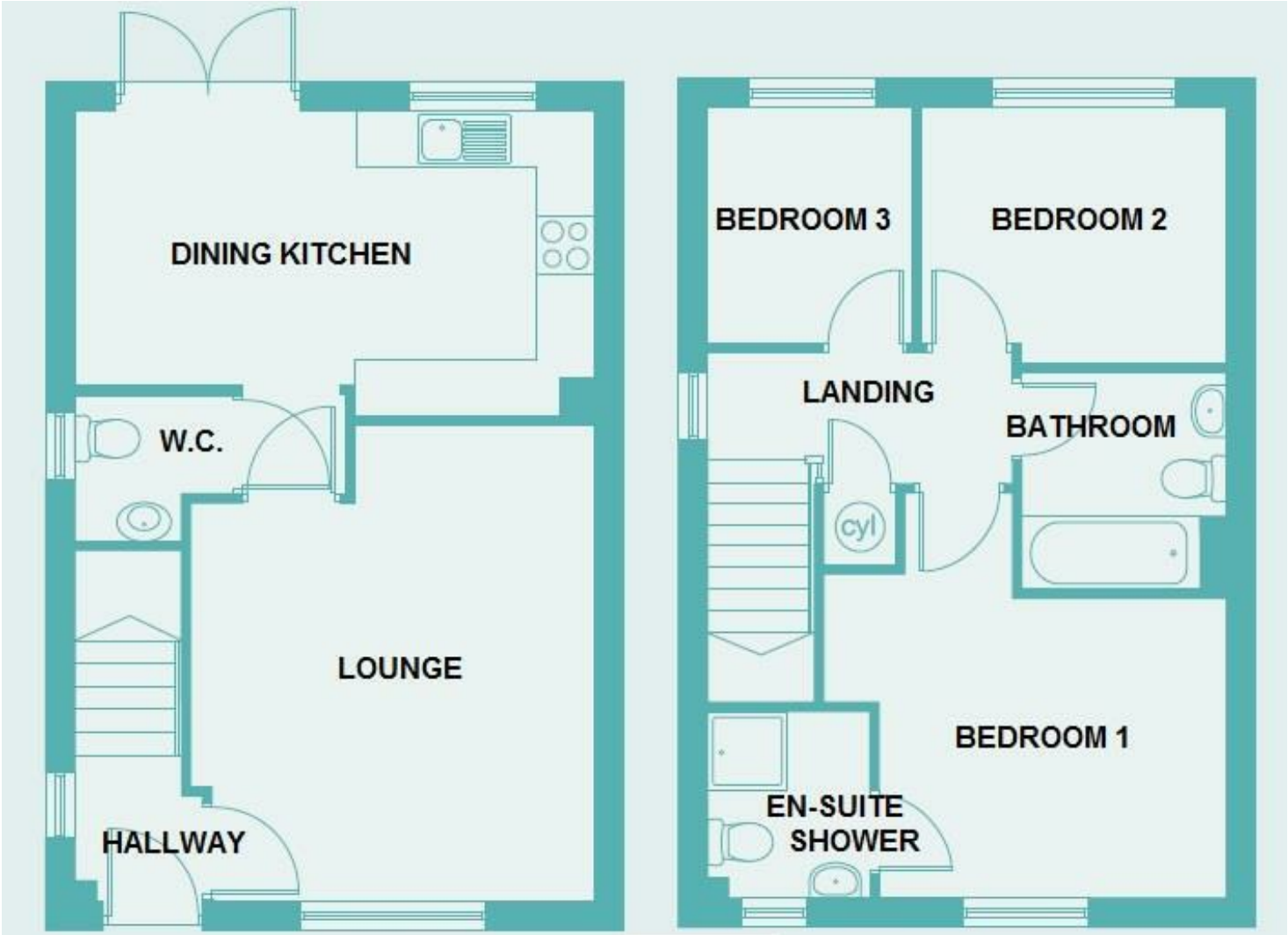
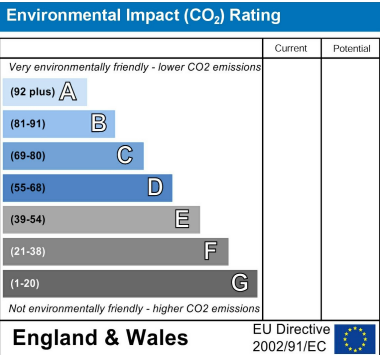
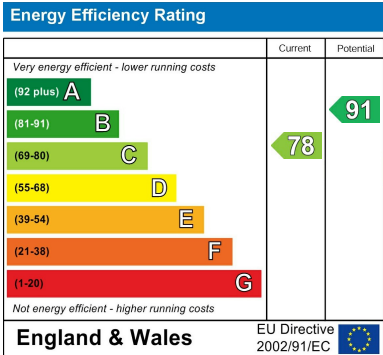


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass Meadowsweet Hill on the left. Take the next left into Mallow Way then second right into Medway Drive and left at the top into Wharf Gardens where the property will then be immediately on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

**For Sat Nav use Post Code:**    **NG13 8YE**

Council Tax Band

C





## 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 £5,634 in 2024 for this extremely important Charity.**

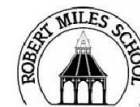
## **BINGHAM'S COMMUNITY ESTATE AGENT**

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



**B.H.T.A.**  
BINGHAM HERITAGE  
TRAILS ASSOCIATION



**football  
community**



For more details, email **[sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)**





Double glazed entrance door through to  
**HALLWAY**  
 with stairs to the first floor. Central  
 heating radiator. Double glazed window.

**LOUNGE**  
 14'6 x 12'4 (4.42m x 3.76m)  
 with double glazed window. Central  
 heating radiator.

**INNER LOBBY**







### **DINING KITCHEN**

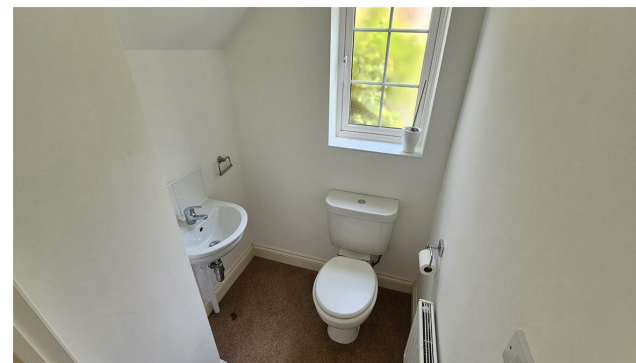
15'8 x 9'0 (4.78m x 2.74m)  
with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Gas hob with electric oven under and extractor fan over. Plumbing for a dishwasher and washing machine. Double glazed window and double glazed double doors leading into the rear garden. Tile effect flooring. Single drainer sink unit.

### **DINING AREA**

with double glazed patio doors to the landscaped rear garden. Central heating radiator.

### **CLOAKROOM**

with two piece suite comprising low flush W.C. and wash hand basin. Double glazed window. Central heating radiator.







### **LANDING**

with double glazed window. Airing cupboard. Access to the loft space. Central heating radiator.

### **BEDROOM 1**

10'9 x 9'0 (3.28m x 2.74m) with double glazed window overlooking the front. Central heating radiator. Built in wardrobes.

### **EN-SUITE SHOWER ROOM**

with corner shower, pedestal wash basin and low flush W.C. Double glazed window. Complementary tiling. Central heating radiator. Recessed lighting.







### **BEDROOM 2**

9'3 x 8'2 (2.82m x 2.49m)  
with double glazed window overlooking the rear. Central heating radiator.

### **BEDROOM 3 / HOME OFFICE**

7'9 x 6'3 (2.36m x 1.91m)  
with double glazed window overlooking the rear. Central heating radiator.

### **BATHROOM**

with suite comprising panelled bath with mixer tap, pedestal wash basin and low flush W.C.  
Central heating radiator. Recessed lighting.







#### **OUTSIDE - PARKING**

To the rear of the property is an adjacent driveway and garage.

#### **OUTSIDE - REAR GARDEN**

A most attractive and southerly facing landscaped garden which includes a patio area and further raised decking area from which to enjoy the afternoon cup of tea or the last drops of Merlot. Fully enclosed with a retaining wall and, at the head of the garden, there is an access gate to the driveway and GARAGE.





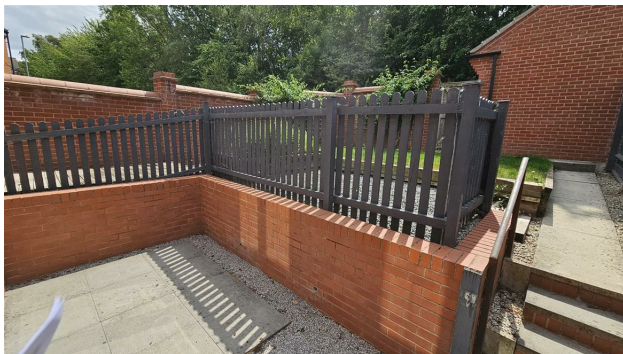


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Steve Pritchett

Please contact us for a FREE discussion on our services

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**FULLY MANAGED** or **INTRODUCTION ONLY**

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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!