

FOR SALE

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www.hammondpropertyservices.com

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**40 TRENCHARD CLOSE, NEWTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8HG**

£995 PCM

40 TRENCHARD CLOSE, NEWTON, NOTTINGHAMSHIRE NG13 8HG

A 3 bedroomed property that has a lovely LARGE MODERN KITCHEN, TWO reception rooms, large bedrooms and downstairs w/c. The property benefits from a GARAGE within a block

This three bedroom property enjoys a wonderful and open aspect to the rear overlooking adjacent greenery and play area (accessed through a gate in the fencing) and a southerly facing and sunny rear garden - perfect for those who enjoy al fresco dining during those balmy summer evenings within the fully enclosed rear garden.

The development is superbly located, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance 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!

**** PETS BY NEGOTIATION****

**** NON-SMOKERS ONLY ****

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 as 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%

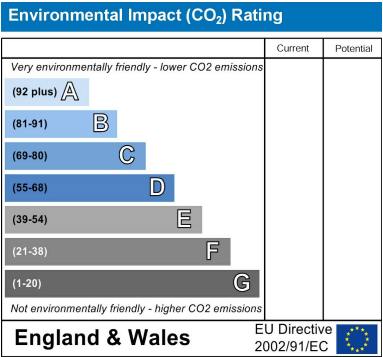
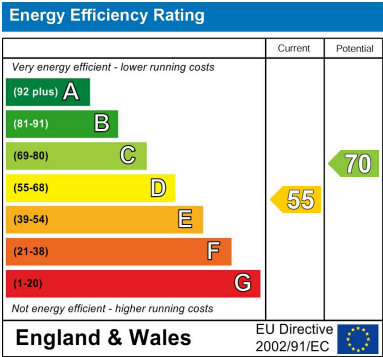


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). At the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until turning left at the large Willow Tree before entering the gates to Newton Park. Bear immediately right again and this particular property will then be found on the left hand side clearly denoted by the Hammond Property Services To Let sign.

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

Council Tax Band

A



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



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.

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

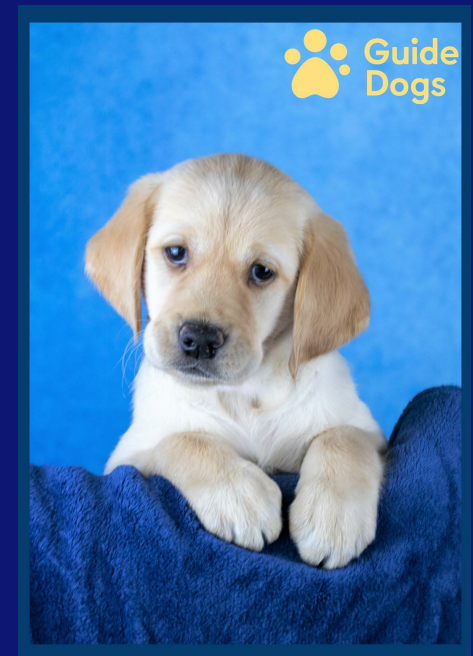
REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.
27th August 2025

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.





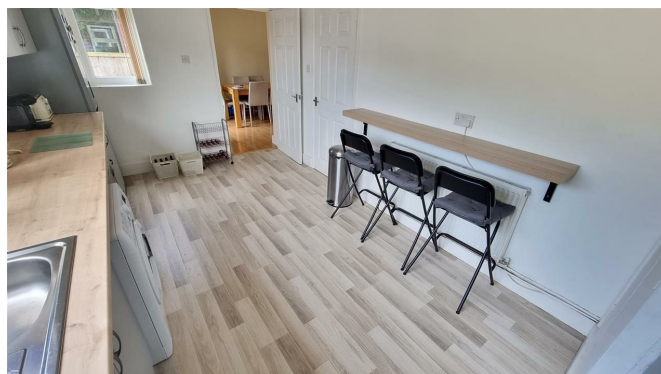
Double glazed entrance door through to

HALLWAY

with stairs to the first floor with understairs storage area. Central heating radiator.

CLOAKROOM

comprising low flush W.C. and wall mounted wash basin. Double glazed window.





LOUNGE

13'4 x 11'6 (4.06m x 3.51m)
with double glazed window. Feature fireplace. Central heating radiator.

BREAKFAST KITCHEN

23'0 x 9'0 (7.01m x 2.74m)

LANDING

BEDROOM 1

15'3 x 9'6 (4.65m x 2.90m)





BEDROOM 2
13'6 x 11'8 (4.11m x 3.56m)

BEDROOM 3
10'0 x 9'0 (3.05m x 2.74m)

BATHROOM



OUTSIDE

To the fore of the property is an open plan landscaped garden whilst to the rear is a private garden laid to lawn with secure fencing and rear gate. The property also has a single garage located in a block not far from the property.



Hammond
Property Services

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

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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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.

Please call **Denise Campbell** on **01949 87 86 90**





SOLD

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← Want one of these???

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→



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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!