



Chesterfield Avenue, Bingham  
Nottingham, NG13 8FL





**Chesterfield Avenue, Bingham  
Nottingham, NG13 8FL  
£230,000**

Offered to the market is this spacious, two double bedroom, semi-detached home. Located with in desirable Market Town of Bingham just a short walk away from local amenities with accommodation comprising: Entrance Hall, Living Room, Dining Kitchen, Two Large Double Bedrooms, Family Bathroom, converted Garage currently being used as a Beauty Salon but could also make a good sized Home Office, Workshop, private Rear Garden and off street parking. EPC Rating - C. Council Tax Band - B. Freehold.

**Entrance**

UPVC double glazed front door into Entrance Hall.

**Entrance Hall**

Stairs rising tot he first flooring, wood effect Karndean flooring and white panel door to the Living Room.





### Living Room

**10'10" x 15'8" (3.31 x 4.80)**

A light and bright primary reception room with uPVC double glazed window to the front elevation and uPVC double glazed French doors leading out to the Rear Garden, continuation of the wood effect Kardean flooring, television point and white panel door to the Kitchen Diner.

### Kitchen Diner

**13'3" max x 15'9" max (4.06 max x 4.82 max)**

A spacious Kitchen Diner being fitted with a good range of base and wall mounted units with solid wooden work surface over, space for appliances, inset ceramic sink with contemporary mixer tap and rinser, wall mounted gas central heating boiler, tiled flooring, under stairs storage cupboard, uPVC double glazed window to the front and rear elevations and uPVC double glazed door to the Workshop.

### Workshop

**6'11" x 14'10" (2.11 x 4.54)**

UPVC double glazed door to the front elevation, solid wooden door to the Rear Garden light and power.

### Landing

White panel doors to the Bedroom and Bathroom accommodation, loft hatch and uPVC double glazed window to the rear elevation.

### Bedroom One

**9'8" x 16'1" (2.97 x 4.91)**

UPVC double glazed window to the side elevation and built-in cupboard.

### Bedroom Two

**9'8" x 11'2" (2.96 x 3.41)**

UPVC double glazed window to the front elevation and built-in cupboard.

### Family Bathroom

**8'3" x 5'11" (2.54 x 1.82)**

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with chrome rain shower over, tiling to walls, contemporary wood effect tiling to the floor and uPVC double glazed window to the rear elevation.

### Studio / Home office

**15'5" x 6'11" (4.72 x 2.11)**

UPVC double glazed door to the front elevation, wash basin and having light and power.

### Outside to the Front

There is a driveway providing off street parking and a low maintenance front garden.

### Rear Garden

A private Westerly facing Rear Garden having a good sized patio ideal for entertaining and alfresco dining, Artificial Lawn area, timber shed ideal for storage and pedestrian access to the front elevation.

### Agents Note

This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal.

Very Low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a



guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



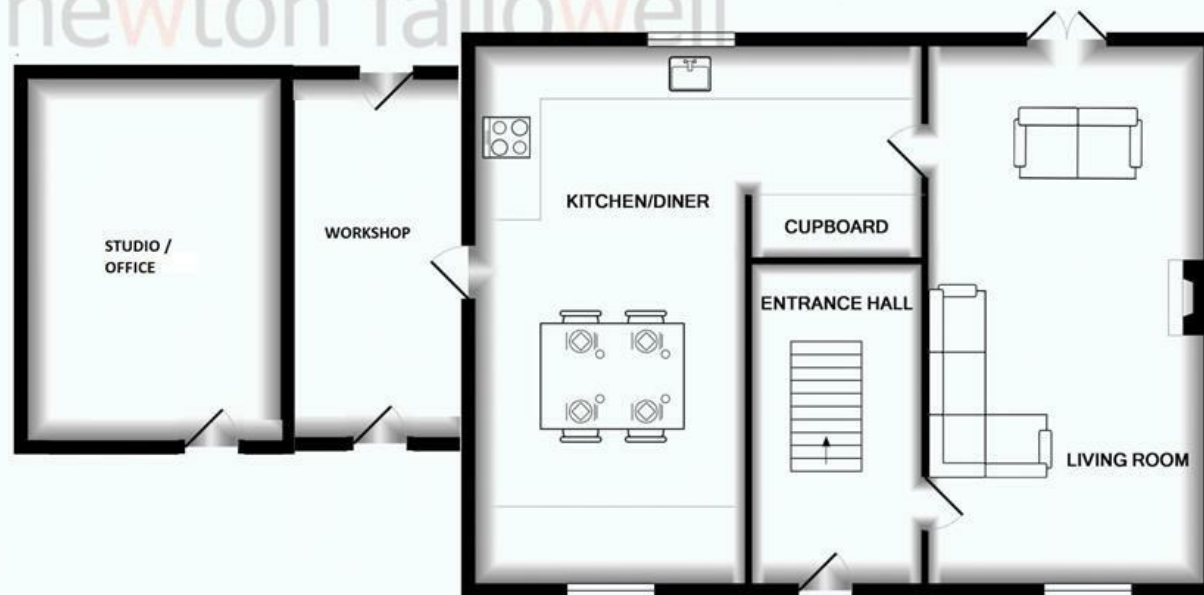


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR

newton fallowell



GROUND FLOOR

t: 01949839839  
 e: bingham@newtonfallowell.co.uk  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2013



