

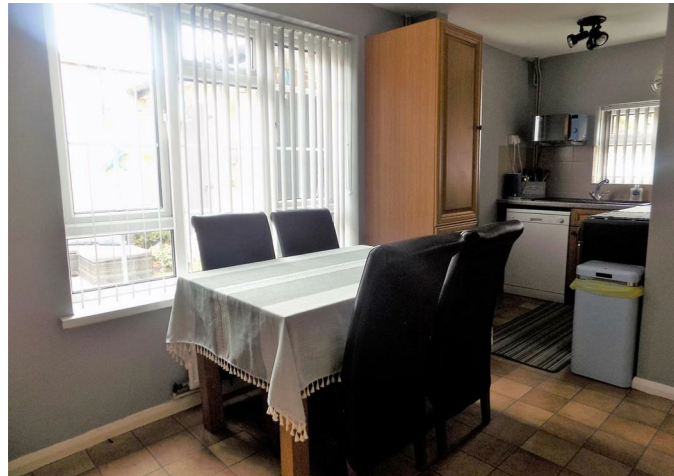


Newgate Street,
Bingham, NG13 8FD



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£265,000

Offered to the market is this three double bedroom, semi-detached home located within the heart of the town centre of Bingham. Accommodation comprises: Entrance hall, living room, dining kitchen, three good sized double bedrooms, family bathroom, outbuildings providing storage and one currently utilised as a utility room and enclosed garden. EPC Rating - D Council Tax Band - B .Freehold.



Entrance

Double glazed door into Entrance Hall.

Entrance Hall

A welcoming reception with stairs rising to the first floor, solid wooden doors to the Kitchen Diner and Living Room, door to cupboard housing the gas combination central heating boiler which was installed in 2023 and contemporary vertical radiator.

Kitchen Diner

9'8" max x 18'0" max (2.96 max x 5.51 max)

A light and bright Kitchen Diner being fitted with base units with work surface over, space and plumbing for dishwasher, space for fridge freezer, space for cooker, inset sink and drainer, two storage cupboards, tile effect flooring, uPVC double glazed windows to the side and rear elevations and door to the Rear Garden.

Living Room

17'10" max x 14'1" max (5.46 max x 4.31 max)

Another light filled room with uPVC double glazed window to the side elevation and uPVC double glazed walk-in bay window to the front elevation, television point and electric fire set onto a slate hearth with brick surround.

Landing

Solid wooden doors to the Bedroom and Bathroom accommodation.

Bedroom One

12'2" max x 11'10" max (3.73 max x 3.63 max)

A double aspect room with uPVC double glazed windows to the front and side elevations.

Bedroom Two

12'1" max x 9'10" max (3.69 max x 3.82 max)

UPVC double glazed window to the rear elevation.

Bedroom Three

9'4" x 8'3" (2.86 x 2.54)

Another double bedroom with uPVC double glazed window to the front elevation.

Bathroom

5'6" x 7'8" (1.68 x 2.36)

Fitted with a three piece suite comprising: W.C., wash basin set into a vanity storage unit and panel bath with shower over, tile effect flooring and uPVC double glazed window to the rear elevation.

Outbuildings

There are two brick built outbuildings, one with light and power and currently being used as a Utility with plumbing for washing machine.

Rear Garden

The Rear Garden has been hard landscaped to provide an ideal low maintenance space for entertaining and alfresco dining and there is a solid wooden door accessing Moor Lane.

Outside to the Front

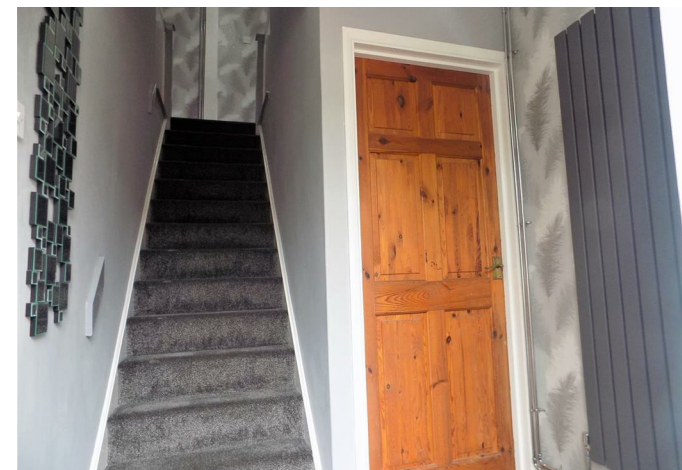
The Front Garden has been laid to lawn with mature hedging.

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		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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