



Cropton Grove,
Bingham, NG13 8RX



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Bingham, NG13 8RX
£179,950**

Offered to the market is this two bedroom, end terrace located within the popular market town of Bingham. Requiring a degree of modernisation this light and bright home has accommodation comprising: Entrance Hall, living room, kitchen diner, two bedrooms, family bathroom, front garden, South facing rear garden and garage set into a block. EPC Rating – TBC. Council Tax Band -B. Freehold. No Upward Chain.

Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

Stairs rising to the first floor and door to the Living Room.

Living Room

18'4" max x 13'5" max (5.59 max x 4.10 max)

A light and bright primary reception room with uPVC double glazed bay window to the front elevation and double doors to the Kitchen Diner.



Kitchen Diner

9'2" x 13'5" (2.80 x 4.10)

Fitted with a range of base and wall mounted units with work surface over, inset sink and drainer, space for fridge freezer, space and plumbing for washing machine, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over, tiled flooring, uPVC double glazed windows and door to the rear elevation.

Landing

Doors to first floor accommodation and cupboard housing the gas central heating boiler and uPVC double glazed window to the side elevation.

Bedroom One

14'5" x 10'2" (4.40 x 3.12)

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

Bedroom Two

6'8" x 11'0" (2.04 x 3.37)

UPVC double glazed window to the rear elevation.

Family Bathroom

8'0" max x 5'7" max (2.46 max x 1.71 max)

Fitted with a three piece suite comprising: W.C., wash basin and panel bath with shower over and uPVC double glazed window to the rear elevation.

Garage

Located in a block to the rear of the property with garage door to the front.

Rear Garden

A South facing Rear Garden laid mainly to lawn with timber gate to the rear.

Outside to the Front

The Front Garden has been landscaped and laid to gravel with inset mature shrubs and pathway to the entrance.

Agents Note

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

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.

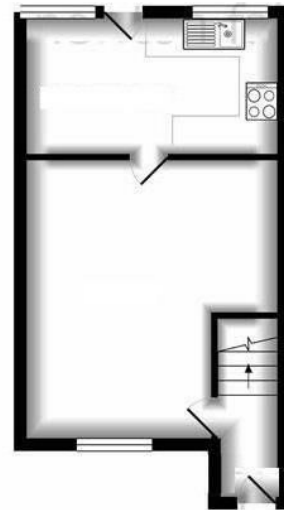
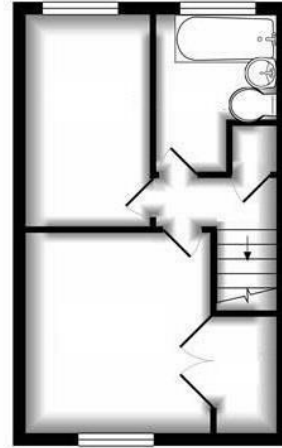
Note

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		
(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 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		
England & Wales EU Directive 2002/91/EC		



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