



Brendon Grove,
Bingham, NG13 8TN

 **NEWTON
FALLOWELL**

**Brendon Grove,
Bingham, NG13 8TN
£180,000**

Offered to the market is this Two Bedroom, Terrace Home located down a quiet Cul-De-Sac within the popular Market Town of Bingham. Accommodation comprises: Entrance Hall, Living Room, Kitchen Diner, Two Bedrooms, Family Bathroom, Rear Garden and off street parking to the front. EPC Rating - TBC. Council Tax Band - A. 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

12'5" max x 12'11" max (3.80 max x 3.95 max)

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



Kitchen Diner

7'6" x 12'4" (2.31 x 3.77)

Fitted with a good range of cream Shaker style base and wall mounted units with wood effect worksurface over, space and plumbing for washing machine, space for fridge freezer, space for cooker, inset sink and drainer, wall mounted gas central heating boiler and uPVC double glazed window and door to the Rear Garden.

Landing

Doors to the Bedroom and Bathroom accommodation and loft hatch.

Bedroom One

12'7" x 9'3" (3.84 x 2.82)

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

Bedroom Two

5'11" x 8'7" (1.81 x 2.64)

UPVC double glazed window to the rear elevation.

Family Bathroom

3'3", 255'10" x 6'2" (1,78 x 1.90)

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

Rear Garden

Immediately to the rear of the property is a patio area ideal for alfresco dining leading onto a shaped lawn. There is a timber shed ideal for storage and timber pedestrian gate to the rear elevation.

Outside to the Front

There is a driveway providing off street parking.

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		
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