



Cedar Close,
Bingham, NG13 8GH

 **NEWTON**
FALLOWELL

Cedar Close, Bingham, NG13 8GH Guide Price £250,000

Price Guide £250,000 - £270,000. Offered to the market is this Three Bedroom, Link-Detached Home. Located down a quiet cul-de-sac within the popular Market Town of Bingham, enjoying a short walk to the Town Centre and desirable school catchments including Carnarvon Primary School. Accommodation comprises: Entrance Hall, Ground Floor W.C., double aspect Living / Dining Room, extended Kitchen Diner, Utility Room, Garage, Three Bedrooms, Bathroom Room, enclosed Rear Garden and driveway to the front providing off street parking. EPC Rating - D. Freehold, Council Tax Band C. No Upward Chain!

Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

Doors to Living Room, Kitchen Diner, Ground Floor W.C. and storage cupboard, stairs rising to the first floor and contemporary wood effect flooring.

Ground Floor W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin, continuation of the contemporary wood effect flooring and window through to the Garage.



Living Room

10'9" x 20'8" (3.28 x 6.30)

A light and bright primary reception room with uPVC double glazed window to the front elevation and double glazed patio doors to the Rear Garden, feature fireplace, continuation of the contemporary wood effect flooring and television point.

Kitchen Diner

16'7" x 10'11" (5.06 x 3.34)

Fitted with base and wall mounted units with work surface over, inset sink and drainer, built-in oven and grill, four ring gas hob and under counter fridge, space for full size fridge freezer, continuation of the contemporary wood effect flooring, door to the Garage and uPVC double glazed window and door to the Rear Garden.

Garage

9'10" x 18'0" (3.00 x 5.51)

Garage door to the front elevation, light and power, wall mounted gas central heating boiler, space for appliances and door to the Utility Room.

Utility Room

Space and plumbing for washing machine and further appliance and uPVC double glazed window and solid wooden door to the Rear Garden.

Landing

UPVC double glazed window to the front elevation, and doors to the Bedroom and Bathroom accommodation and airing cupboard.

Bedroom One

12'4" x 10'5" (3.76 x 3.18)

UPVC double glazed window to the rear elevation and built-in furniture.

Bedroom Two

12'4" x 8'11" (3.77 x 2.72)

UPVC double glazed window to the front elevation.

Bedroom Three

6'9" x 9'5" (2.06 x 2.88)

UPVC double glazed window to the rear elevation.

Bathroom

6'6" x 6'4" (2.00 x 1.94)

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

Rear Garden

The Rear Garden is mainly laid to lawn with steps up to a good sized patio area ideal for entertaining and alfresco dining.

Outside to the Front

The Front Garden has been hard landscaped and 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.

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		
(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		
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