



Rockingham Grove,
Bingham, NG13 8RY



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£190,000**

Offered to the market is this Two Double Bedroom House located within the popular market Town of Bingham. Accommodation comprising: Entrance Hall, Living Room, Kitchen Diner, Two Double Bedrooms, Family Bathroom, Garage and gardens. EPC Rating – C. Freehold, Council Tax Band – B. No Upward Chain.

Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

Stairs rising to the first floor, white wooden door to the Living Room and door to storage cupboard.

Living Room

16'9" max x 13'5" max (5.11 max x 4.10 max)

UPVC double glazed bay window to the front elevation, television point and white wooden door to the Kitchen Diner.



Kitchen Diner

8'3" x 13'5" (2.52 x 4.09)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over, space and plumbing for washing machine, space for further under counter appliance, two uPVC double glazed windows to the rear elevation, uPVC double glazed door leading out to the Rear Garden and tile effect flooring.

Landing

Doors to the Bedroom and Bathroom accommodation, loft hatch and door to cupboard housing the gas central heating boiler.

Bedroom One

14'4" x 10'2" (4.38 x 3.11)

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

Bedroom Two

6'6" x 10'11" (2.00 x 3.33)

UPVC double glazed window to the rear elevation.

Family Bathroom

8'0" max x 5'8" max (2.45 max x 1.73 max)

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 and tile effect flooring.

Garage

Garage door to the front.

Rear Garden

The Rear Garden is laid to lawn with mature planting, patio area and timber gate to the rear giving access to the Garage.

Outside to the Front

The Front Garden is laid to lawn with pathway leading to the front door.

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, 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.

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t: 01949839839
e: bingham@newtonfallowell.co.uk
www.newtonfallowell.co.uk



1ST FLOOR



GROUND FLOOR

While 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.
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