



Brendon Grove, Bingham

Nottingham, Nottinghamshire, NG13 8TN



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NG13 8TN
£180,000

Newton Fallowell are pleased to present this two bedroom property located on Brendon Grove within the popular market town of Bingham. Accommodation comprises of living room, kitchen, family bathroom and two bedrooms. Furthermore, the property benefits from off-street parking and an enclosed rear garden. EPC Rating C. 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, wood effect laminate flooring and white wooden door to the Living Room.

Living Room

12'4" max x 13'1" max (3.77 max x 4 max)

UPVC double glazed box bay window to the front elevation, continuation of the wood effect laminate flooring, television point and open through to the Kitchen Diner.

Kitchen Diner

7'10" x 12'4" (2.39 x 3.77)

Fitted with a good range of wooden base and wall mounted units with work surface over, space and plumbing for washing machine, space for fridge freezer, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over, inset sink and drainer wall mounted gas central heating boiler and uPVC double glazed window and door to the Rear Garden.

Landing

White wooden doors to the Bedroom and Bathroom accommodation.

Bedroom One

12'5" x 9'2" (3.80 x 2.81)

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

Bedroom Two

5'11" x 8'7" (1.82 x 2.62)

UPVC double glazed window to the rear elevation

Family Bathroom

5'11" x 6'3" (1.81 x 1.91)

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 rear elevation.

Rear Garden

There is a good sized patio area leading onto a shaped lawn with planted borders, timber shed ideal for storage and gate accessing the ally way to the rear.

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#>

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.

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.



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



