Hammond
Property Services

TO LET

01949 87 86 90

www.hammondpropertyservices.com

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NG13 8AR

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RAISING MONEY FOR PEARL THE GUIDE DOG
Hammond Property Services
PEARL ANNIVERSARY



12 HACKETT GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 7BB

£1,200 PCM

12 HACKETT GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 7BB

We are delighted to bring to the market this two bedroom semi detached house by Taylor-Wimpey to rent in a sought after location - Bingham, Nottinghamshire

This two-bedroom home is spacious and modern, to a high specification with an all-in-one living space downstairs, so you can see right through the home as soon as you walk in. The front of the home is where you have the handy downstairs cloakroom and utility room, allowing room for a washer dryer and the laundry. The downstairs offers flexible and social living space for entertaining. The double French doors from the living room lets in plenty of natural light on summer days. The two double bedrooms upstairs have plenty of room for additional furniture and storage, and share the main bathroom.

The property benefits from a well-presented enclosed garden, featuring a paved patio area and lawn, providing an ideal space for outdoor seating and entertaining. To the right-hand side of the property is a private parking area with space for up to two medium-sized vehicles. There is also potential for an EV charging point to be installed, subject to the necessary permissions and requirements.

** NON-SMOKERS ONLY**

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT inc), interest at 3%.





VIEWING APPOINTMENT

Date: _____

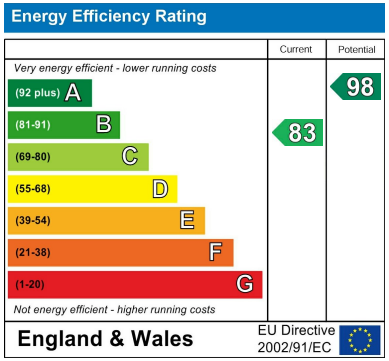
Time: _____

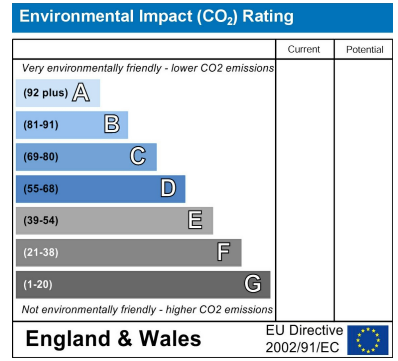
Meeting: _____

DIRECTIONAL NOTE

For Sat Nav use Post Code; **NG13 7BB**

Council Tax Band







Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £2,103 last year for this extremely important Charity.

Simply visit www.hammondpropertyservices.com and click on the Quiz link to download your copy of this year's Quiz.

See all our properties at OnTheMarket.com

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BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

sponsorship@hammondpropertyservices.com



Entrance door through to:

ENTRANCE HALL
Stairs rising to the first floor.

LOUNGE
15'6 x 9'6 (4.72m x 2.90m)
Double glazed window overlooking the front elevation, central heating radiator and door through to:

KITCHEN DINNER
12'9 x 11'0 (3.89m x 3.35m)
Fitted with wall and base units,











CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE
12'9 x 9'6 (3.89m x 2.90m)
Double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobe.











BEDROOM TWO
9'6 x 9'3 (2.90m x 2.82m)
Double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobe.

BATHROOM
Fitted with a white bath with shower over, wash hand basin, low flush WC, heated towel rail and double glazed window to side elevation.

OUTSIDE



Fraser Gibbon

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

01949 87 86 85

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or **LET ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

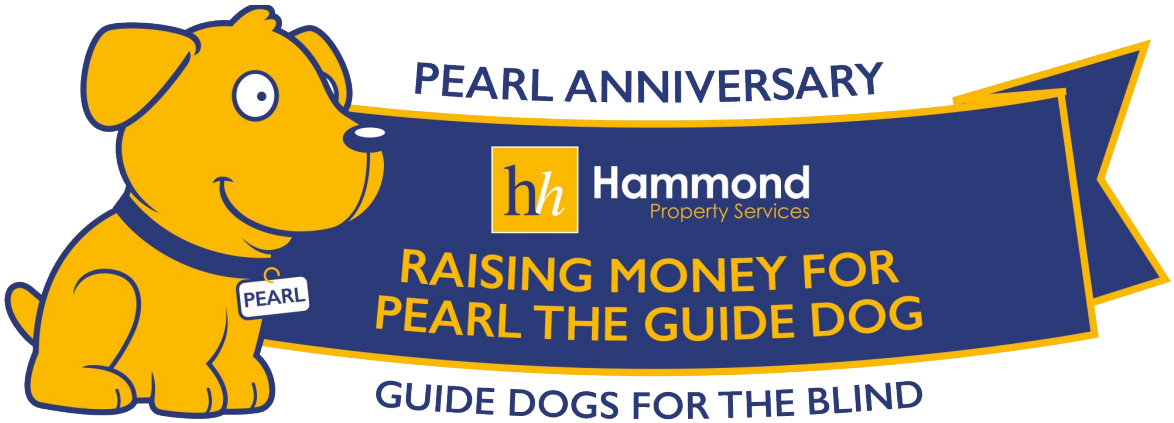
Please call **Denise Campbell** on **01949 87 86 90**

hh Hammond Property Services

LET BY

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www.hammondpropertyservices.com



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on 01949 87 86 85 to arrange a suitable time for us to call out and to discuss what we do and how we do it!