Hammond
Property Services

FOR SALE

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





THE HAVEN, 2 TITHBY ROAD, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8GN

OFFERS OVER £350,000

THE HAVEN, 2 TITHBY ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8GN

Definitely one for the short list! This individual 1930s detached bungalow, with two generously-sized double bedrooms, is ideal for those seeking a home that has been priced to ensure a speedy sale. It combines quality and taste throughout with the best dining kitchen at this price range and has easy-to-maintain gardens to all sides. The bungalow itself is well maintained throughout and, whilst ready to move into, still offers potential for decorative improvement and further development subject to obtaining the necessary permissions.

The property is less than a three-minute walk from Bingham Market Place where you can enjoy a wonderful range of supermarkets and independent shops, eateries, coffee houses, public houses and an outdoor market held every Thursday. There is also a medical centre, pharmacies, dentists, a recently opened £14 million pound leisure centre and a library.

Should a shopping trip to the larger towns be the 'order of the day', Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham, Newark and the surrounding villages. Bingham is also on the edge of the renowned Vale of Belvoir, which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.

Perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the country to make it easier to keep an eye on them. Double glazed throughout and a very efficient Worcester Bosch combi boiler.

The property is set back from the road, behind double gates that lead on to a paved driveway, which provides ample parking for numerous vehicles and leads to the garage.

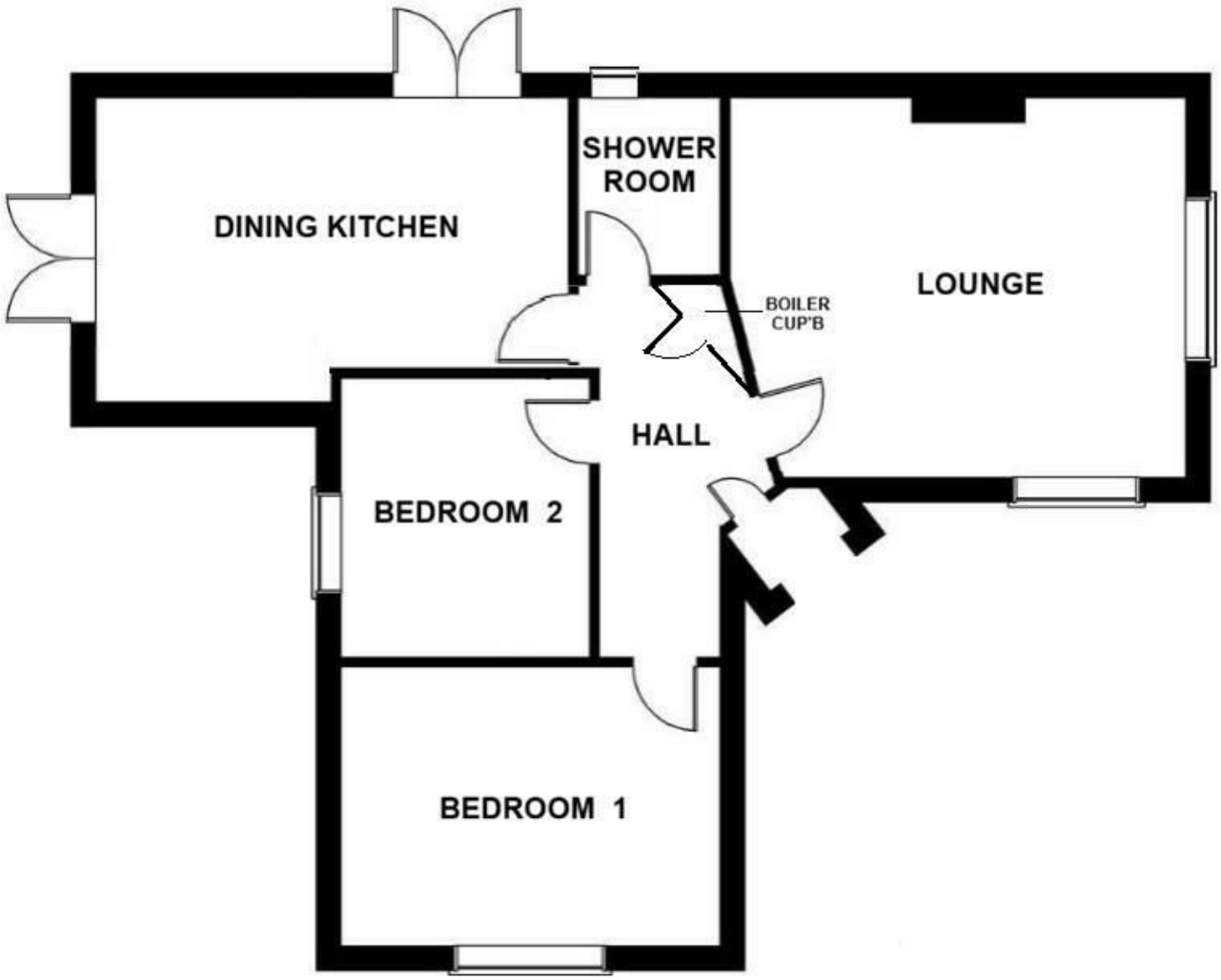


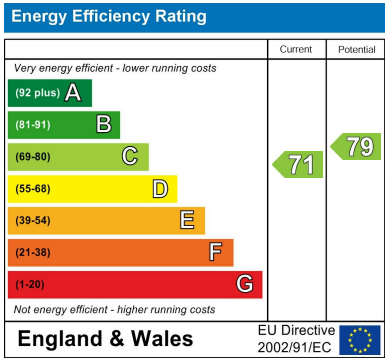


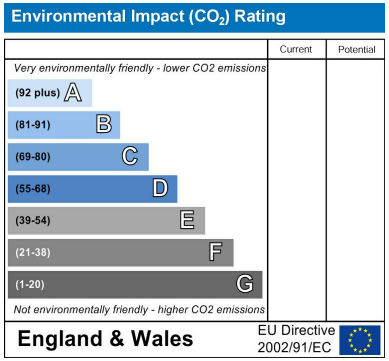
DIRECTIONAL NOTE Leaving our Bingham Office via Newgate Street, turn left at the T junction onto Fairfield Street and then continue through the traffic lights with the White Lion Public House on to Tithby Road. The property will be found immediately on the right hand side, clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code; **NG13 8GN**

Council Tax Band **C**







A notable characteristic of this property is that it features gardens to all sides enclosed by a mix of fencing and hedges. Two double French doors lead from the well-appointed dining kitchen into very private rear and side gardens to the south and west side, that enjoy sunlight for much of the day, which is perfect for those who enjoy al fresco entertaining with family and friends during those balmy summer evenings.

As many buyers are aware, bungalows in Bingham are at a real premium, particularly those so close to the Market Place. With this in mind, coupled with the realistic asking price, we anticipate a high degree of interest. See it this week to avoid disappointment!

PLEASE NOTE that the property is offered with NO CHAIN.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.

For more details, email **sponsorship@hammondpropertyservices.com**



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





OPEN PORCH
A canopied porch with brick and timber piers, pitched roof, block set step and composite entrance door into the

HALLWAY
with wood effect flooring and a central heating radiator. Useful cloakroom with wall mounted Worcester Bosch gas fired combi-boiler.

DOUBLE ASPECT LOUNGE
18'0 x 15'0 (5.49m x 4.57m)
with central heating radiators and double glazed windows overlooking the gardens to the front.











OPEN PLAN DINING KITCHEN

19'0 x 12'0 (5.79m x 3.66m)

with a central heating radiator and double glazed double doors to the the side and rear gardens from the kitchen and dining areas. Wood effect flooring. Double NEFF electric oven and Zanussi hob, integrated fridge freezer, dishwasher, washing machine and tumble dryer, Quartz worktops with inset sink unit., plumbing for dishwasher and washing machine.











BEDROOM 1
15'0 x 11'0 (4.57m x 3.35m)
with a central heating radiator and a double glazed window overlooking the gardens to the front.



SHOWER ROOM
with a contemporary white suite comprising initial drying area leading into a shower enclosure with chrome surround, wall mounted shower mixer with independent handset over, low flush W.C., pedestal wash hand basin with chrome taps and tiled splashbacks with mosaic effect border over, central heating towel radiator, obscure glazed window to the side.



BEDROOM 2
11'6 x 11'0 (3.51m x 3.35m)
with a central heating radiator and a double glazed window overlooking the gardens to the rear.







OUTSIDE - TO THE FRONT

The property occupies a pleasant plot benefitting from gardens to all sides. Double gates lead on to a paved driveway which leads to the garage and provides ample parking for numerous vehicles. The gardens are mainly laid to lawn with well stocked perimeter borders, established trees and shrubs, enclosed in the main by panelled fencing. Detached Garage - 5.11m x 2.62m (16'9 x 8'7) – with an up and over door, power and light.











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OUTSIDE - TO THE REAR

Directly to the rear of the property is a very private and fully enclosed lawned garden with hedging and fencing, a paved seating area - perfect for those who enjoy al fresco dining during those balmy summer evenings.











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Steve Pritchett

Please contact us for a FREE discussion on our services

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akerspritchett.com

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PROTECTION ADVISORS

Mortgages for:
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Critical Illness
Income Protection

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**

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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!