



**Hammond**  
Property Services

**FOR SALE**

**01949 87 86 85**

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**WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!**

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**5 OAK AVENUE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8DP**

**£295,000**

# 5 OAK AVENUE, BINGHAM, NOTTINGHAMSHIRE NG13 8DP

An ideal opportunity to acquire a three bedroom home in a favoured cul-de-sac location – with the added feature of NO CHAIN... you could be moving in within a few weeks.

The gas centrally heated and double glazed interior will no doubt appeal to first time buyers as well as young families and is in a 'ready to move into' condition being well presented throughout. This coupled with the cul de sac location makes 5 Oak Avenue a most attractive proposition – call us now to arrange your viewing!

Entrance hallway, separate lounge, open plan dining kitchen, landing, 3 bedrooms and a bathroom with separate W.C. The garden to the rear has been fitted with artificial grass for ease of maintenance and the driveway leads to the GARAGE.

The property is handily placed around ten minutes' walk from the local schools; in particular the highly regarded Carnarvon Primary and Toothill Schools.

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, 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 and the surrounding villages.

Bingham is 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.



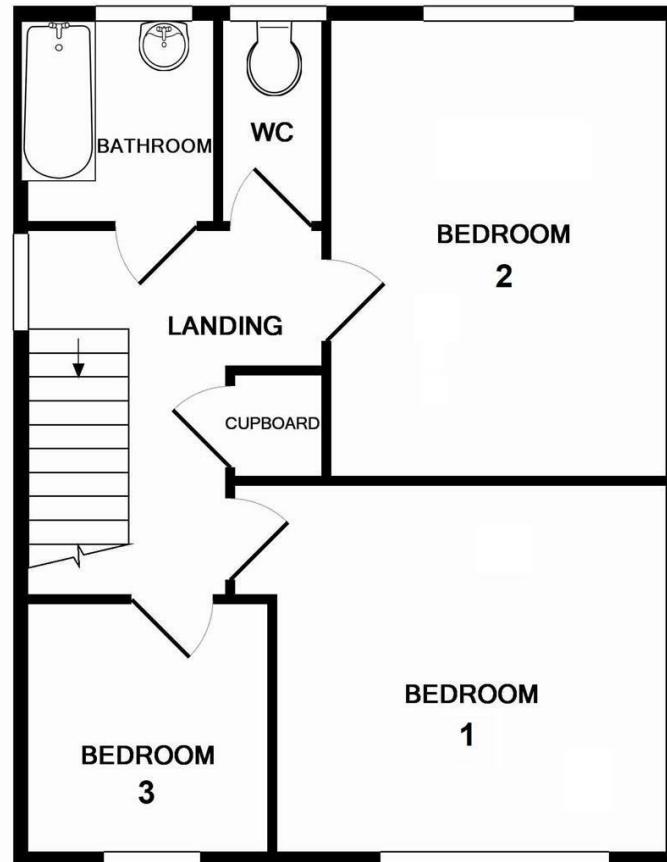
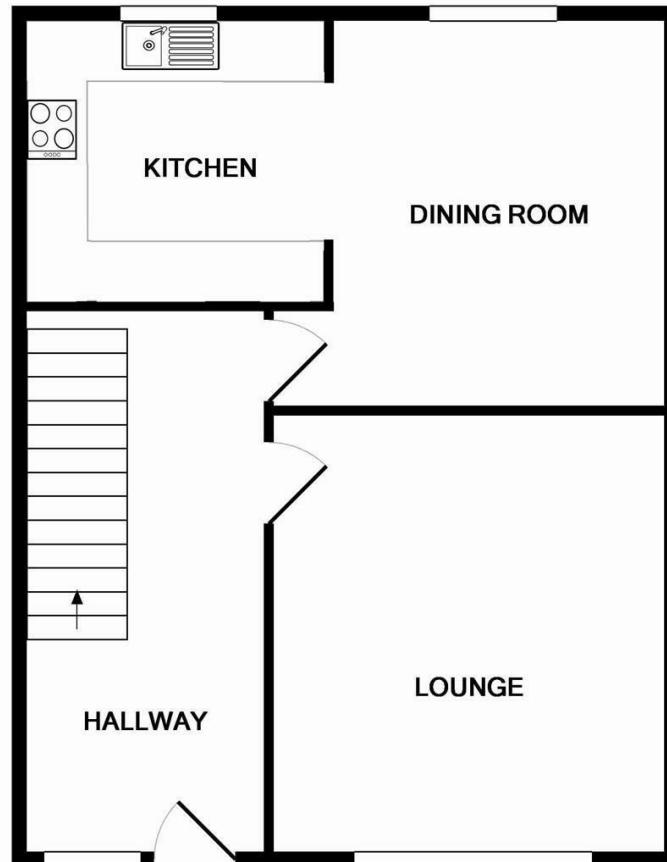
**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Foose Way View Care Home on the right hand side. Pass the first turning into Willow Road. Turn next left into Willow Road and follow the road around to the left and Oak Avenue will then be found on the right hand side. Turn into Oak Avenue and follow the road to the left where the property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8DP

Council Tax Band **C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# 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](mailto:sponsorship@hammondpropertyservices.com)

## 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



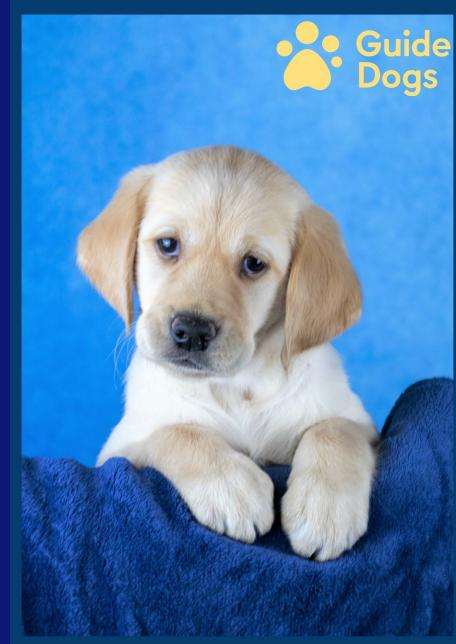
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit

## **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.**





Double glazed entrance door and side window through to

**RECEPTION HALL**

with stairs to the first floor. Central heating radiator. Under stairs storage recess. Wood effect flooring.

**LOUNGE**

13'3 x 12'6 (4.04m x 3.81m)  
with a central heating radiator and a double glazed window overlooking the front.  
Feature fireplace.





## OPEN PLAN DINING / KITCHEN

12'0 x 10'6 (3.66m x 3.20m)  
with double glazed patio doors opening on to the landscaped rear garden and there is a central heating radiator. Wood effect flooring.

## KITCHEN - INSTALLED 2019

9'0 x 8'2 (2.74m x 2.49m)  
This area is open plan to the dining. The kitchen was fitted in 2019 and consists work surfaces to three sides with drawers and cupboards under. One and a half bowl sink unit (h & c mixer). Plumbing for an automatic washing machine or dishwasher. Four ring CDA gas hob with stylish extractor hood over and deep pan drawers under. Separate eye level electric oven. Wall mounted cupboard units. Double glazed window overlooking the rear garden.





**LANDING**  
with double glazed window and airing cupboard.

**BEDROOM 1**  
13'3 x 11'0 (4.04m x 3.35m)  
with a central heating radiator and a double glazed window overlooking the front.





### **BEDROOM 2**

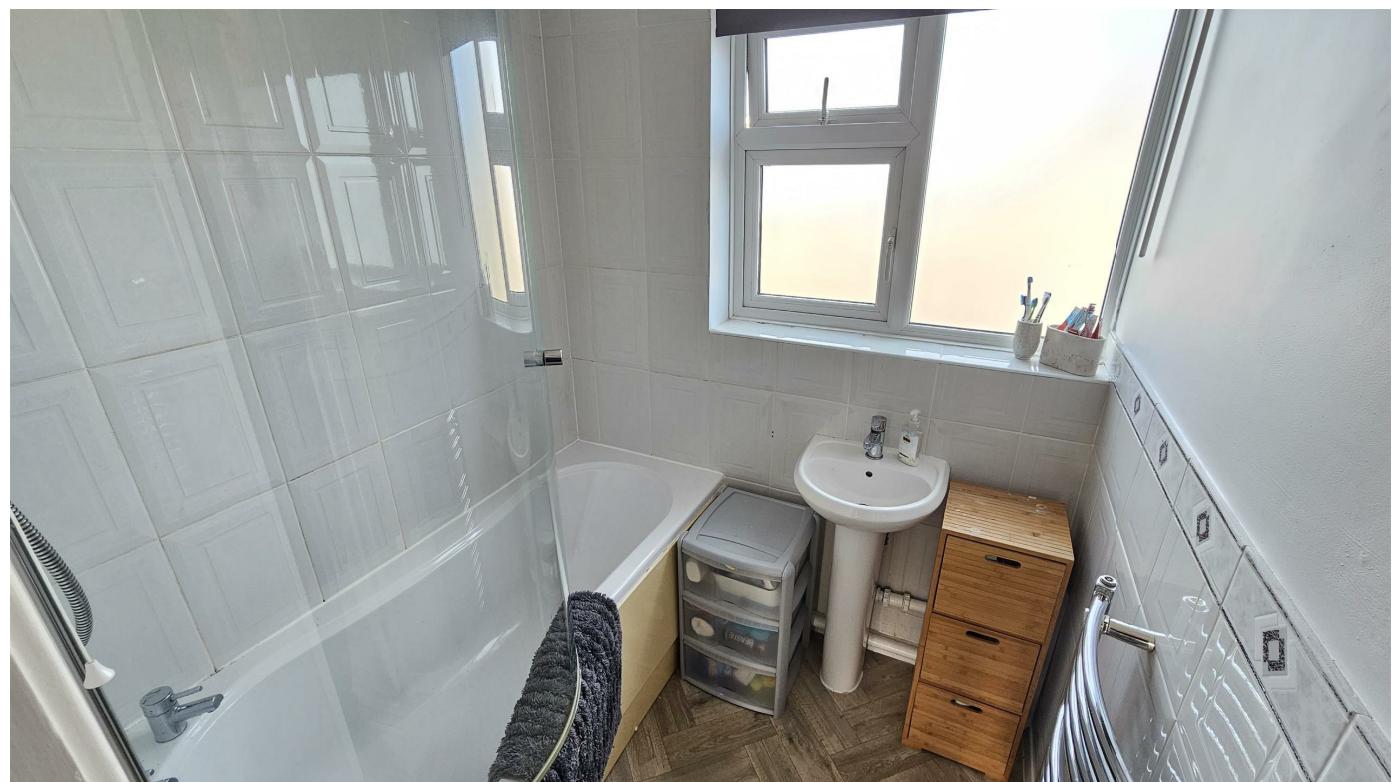
12'3 x 10'0 (3.73m x 3.05m)  
with a central heating radiator and a double glazed window overlooking the rear.

### **BATHROOM**

with suite comprising P shaped panelled bath with shower over and screen, pedestal wash basin. Chrome towel radiator. Complementary tiling. Double glazed window.

### **SEPARATE W.C.**

Double glazed window and low flush W.C. Central heating radiator.



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### **BEDROOM 3**

10'0 x 8'0 (3.05m x 2.44m)  
with a central heating radiator and a double glazed window overlooking the front.

### **OUTSIDE - REAR**

A driveway to the rear of the property is approached from Oak Avenue and allows parking for 2 vehicles and leads to a GARAGE with up and over door. To the side of the driveway is a landscaped garden with easy to maintain artificial grass and this area is fully enclosed by fencing.





#### **OUTSIDE - FRONT**

To the front of the property is a further garden which is mainly laid to lawn and is approached via pedestrian access from Willow Road.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:  
First Time Buyers  
Home Movers  
Re-mortgages  
Buy to Lets - inc HMOs

Protection for:  
Life  
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**



Want one of these???

Then get one of these!!!

**SOLD**  
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**FOR SALE**  
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WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ..... WE QUIZ!!!

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!