

TO LET

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Bingham
Nottinghamshire
NG13 8AR

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**42A ROCKINGHAM GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8RY**

£1,000 PCM

42A ROCKINGHAM GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8RY

A well presented detached home with located parking available.

With gardens to the front and rear featuring mature trees. There is a burglar alarm installed, UPVC double glazed windows, gas fired central heating and neutral decoration throughout.

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!

Non-smokers only
Council Tax Band C

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 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 incl), interest at 3% for late rent payment determined by the Tenant Fees Act 2019.

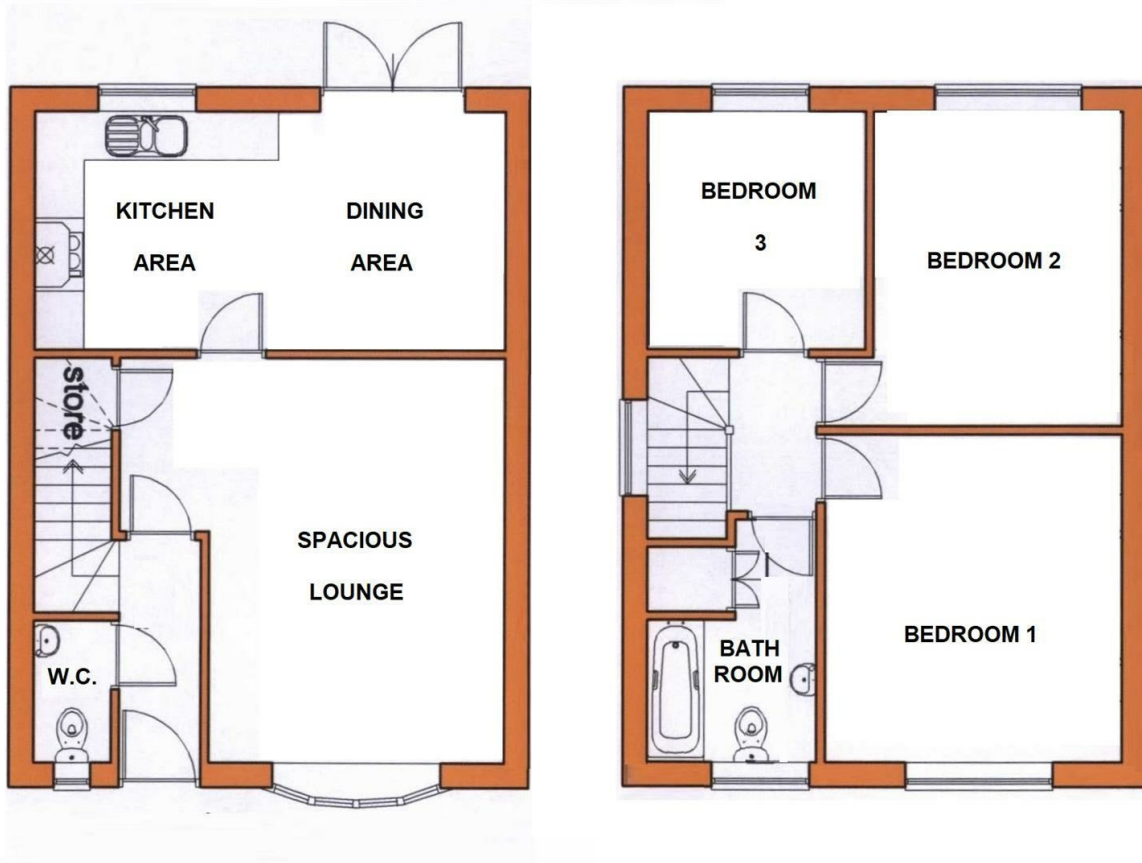


VIEWING APPOINTMENT

Date: _____

Time: _____

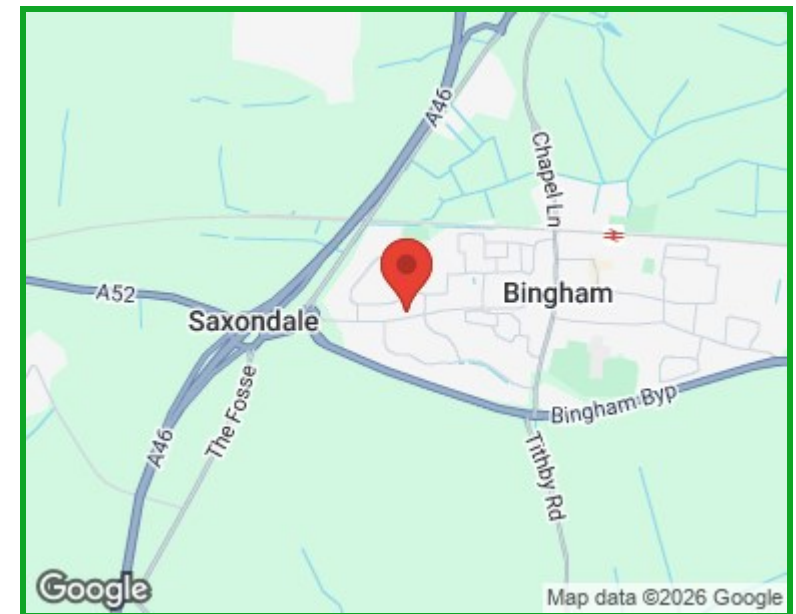
Meeting: _____



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	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	EU Directive 2002/91/EC

Council Tax Band **C**



DIRECTIONAL NOTE Leaving our Bingham office on Market Street turn right onto Long Acre and travel through the traffic lights onto Nottingham Road. Continue along here turning right into Thoresby Road and left at the junction with Bowland Road. Continue for a short distance turning left into Rockingham Grove and follow the road round to the left and then the right, the property will then be found on the left hand side, a short walk from the end of the cul de sac and clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: **NG13 8PY**

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BINGHAM'S COMMUNITY ESTATE AGENT



For more details, contact us at

sponsorship@hammondpropertyservices.com







OUR RENTAL SERVICES

Are you a landlord?

We offer:

FULLY MANAGED, LET ONLY or RENT COLLECTION

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.

For more information, call **Denise Campbell** on **01949 87 86 90**



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on 01949 878690 to arrange a suitable time for us to call out and to discuss what we do and how we do it!