



9 Grizedale Grove
Bingham, Nottingham

BROWN & CO



9 Grizedale Grove, Bingham, Nottingham, NG13 8SQ

Well-Presented Two-Bedroom Semi-Detached Home in the Popular town of Bingham

Situated in a sought-after residential area of Bingham, this well-maintained two-bedroom semi-detached home offers comfortable and practical accommodation, ideal for first-time buyers, professionals, downsizers or investors alike.

The property benefits from a bright and welcoming living space, a fitted kitchen, two well-proportioned bedrooms and a family bathroom. Outside, there is off-road parking and an enclosed rear, south facing garden, providing an ideal space to relax or entertain during the warmer months.

Positioned within easy reach of Bingham's excellent range of amenities, shops, cafés and transport links, this is a fantastic opportunity to secure a home in one of Nottinghamshire's most desirable market towns.



ACCOMMODATION

Entrance hall

Main entrance door, with storage cupboard, doors accessing both kitchen and lounge.

Kitchen

A range of base and eye level units comprising of cupboards and drawers, one and a half stainless steel sink inset to preparation worktop. Spaces for cooker, dishwasher, washing machine and fridge freezer. Complimentary tiled splashbacks, tiled flooring, French doors opening into the conservatory.

Conservatory

Double glazed window to rear, door leading to garden, tiled flooring and radiator.

Lounge

Double glazed bay window to the front, beechwood burning stove, radiator and stairs leading to first floor.

Bedroom one

Double glazed window to the rear, radiator.

Bedroom two

Double glazed window to the front, radiator.

Bathroom

Bath with wall mounted shower unit over and glazed shower screen, pedestal wash hand basin, WC, heated towel rail, cupboard housing boiler. Tiled flooring and appropriate wall tiling.

Outside

Externally, the property enjoys ample off-street parking to the front, while gated side access leads to a beautifully maintained south-facing rear garden.

Predominantly laid to lawn and bordered by an attractive selection of established shrubs and planting, the garden offers a private and inviting outdoor retreat. To the rear a timber shed provide practical storage, making the space as functional as it is appealing.

AMENITIES

This property enjoys excellent access to a wide range of amenities. The town centre offers an excellent selection of independent shops, supermarkets, cafés, restaurants and public houses, while families are well served by highly regarded primary and secondary schools.

Bingham also benefits from a leisure centre, healthcare facilities and a thriving community atmosphere, with regular events and local markets throughout the year.

For commuters, the A46 and A52 provide convenient links to Nottingham, Newark and Leicester, making it an ideal location for those seeking a balance between countryside living and modern convenience.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 110 Mbps.



SERVICES

Gas central heating, mains water and drainage, mains electric

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304

AGENT

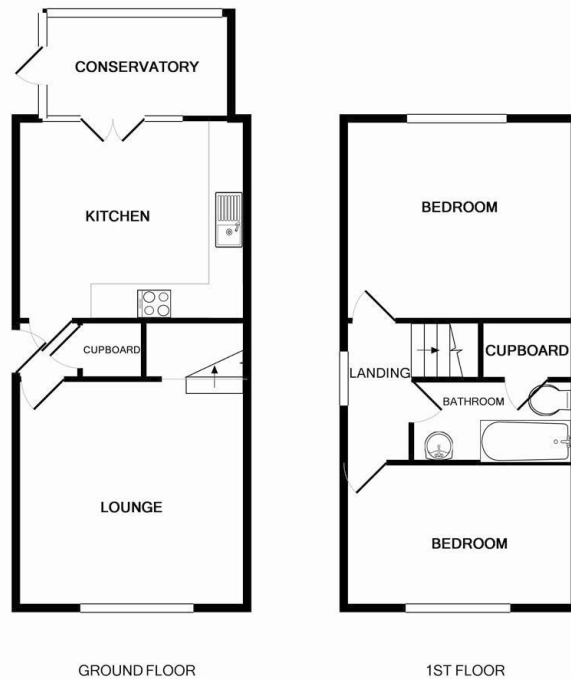
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy performance certificate (EPC)		
9 Grizedale Grove Bingham NOTTINGHAM NG13 8SQ	Energy rating C	Valid until: 21 October 2036
		Certificate number: 9330-2910-8600-2626-4705

Property type	Semi-detached house
Total floor area	60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

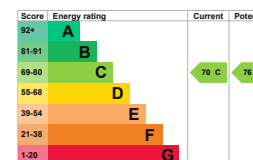
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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