



14 Juniper Gardens, Bingham,  
Nottinghamshire, NG13 8UA

Guide Price £225,000

Tel: 01949 836678

 **RICHARD  
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PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Detached Bungalow
- Spacious Main Reception
- Front & Rear Gardens
- Some Modernisation Required
- No Upward Chain
- 2 Bedrooms
- Garage & Driveway
- Level Plot
- Popular Location
- Viewing Highly Recommended

An opportunity to purchase a detached bungalow ideal for those looking to downsize and requiring a single storey home on a level plot situated within easy access of the heart of the town and its wealth of amenities.

The property is offered to the market with no upward chain and although likely to require a degree of modernisation provides an excellent blank canvas for those wishing to place their own mark on a home.

The property does benefit from UPVC double glazing and gas central heating. The accommodation comprises an initial entrance hall leading through into an open plan sitting/dining room and, in turn, a fitted kitchen. A central hallway gives access to two bedrooms and a shower room.

The property occupies a relatively low maintenance plot with an open plan frontage, ample off road parking, a detached garage at the rear and an enclosed garden.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

## BINGHAM

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

6' x 2'10" (measurements exclude storage cupboard) (1.83m x 0.86m (measurements exclude storage cupboa)

Having a useful built in cloaks cupboard with hanging rail and storage shelf over, wall mounted electrical consumer unit and further door leading through into:

### SITTING/DINING ROOM

17' x 10'9" (5.18m x 3.28m)

A relatively generous reception large enough to accommodate both a living and dining area, having feature fireplace, double glazed picture window to the front and a further multi paned door leading through into:

## KITCHEN

13' x 7'10" (3.96m x 2.39m)

Although likely to require a programme of modernisation the kitchen is fitted with a generous range of wall, base and drawer units providing a good level of storage, having U shaped configuration of laminate preparation surfaces including breakfast bar, the main run having inset sink and drain unit and tiled splash backs, plumbing for washing machine, space for free standing cooker, built in cupboard which also houses gas central heating boiler, double glazed window and exterior door to the side.

RETURNING TO THE SITTING/DIINING ROOM A FURTHER DOOR LEADS THROUGH INTO:

### INNER HALLWAY

5'7" x 3' (1.70m x 0.91m)

Having access to loft space above and, in turn, further doors leading to:

### BEDROOM 1

13'8" x 10' (4.17m x 3.05m)

A double bedroom having built in wardrobes and double glazed window overlooking the rear garden.

### BEDROOM 2

8'9" x 7'10" (2.67m x 2.39m)

A versatile room which could be utilised as both a second bedroom or alternatively an additional reception space, having a double glazed single French door and side light leading into the rear garden.

### SHOWER ROOM

6'5" x 5'6"

Having a relatively modern suite comprising quadrant shower enclosure with wall mounted shower, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs with mosaic border inlay and double glazed window.

## EXTERIOR

The property occupies an established level plot and is set back behind an open plan frontage with gravelled borders, central lawn and pathway leading to the front door. A tarmacadam driveway to the side provides off road car standing for numerous vehicles and, in turn, leads to a brick built garage at the rear. A timber courtesy gate gives access into the rear garden, having paved seating areas, a central lawn, established borders and enclosed in the main by feather edged board fencing.

## GARAGE

20' x 9' (6.10m x 2.74m)

Having up and over door, power and light and courtesy door and window to the side.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

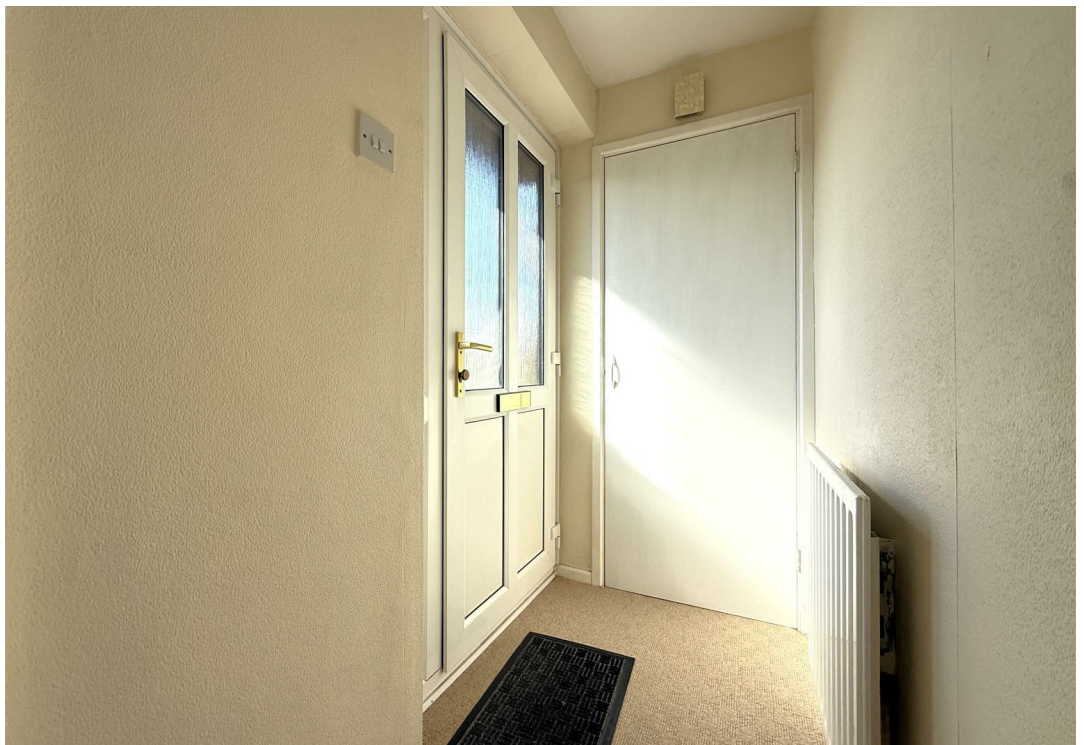
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

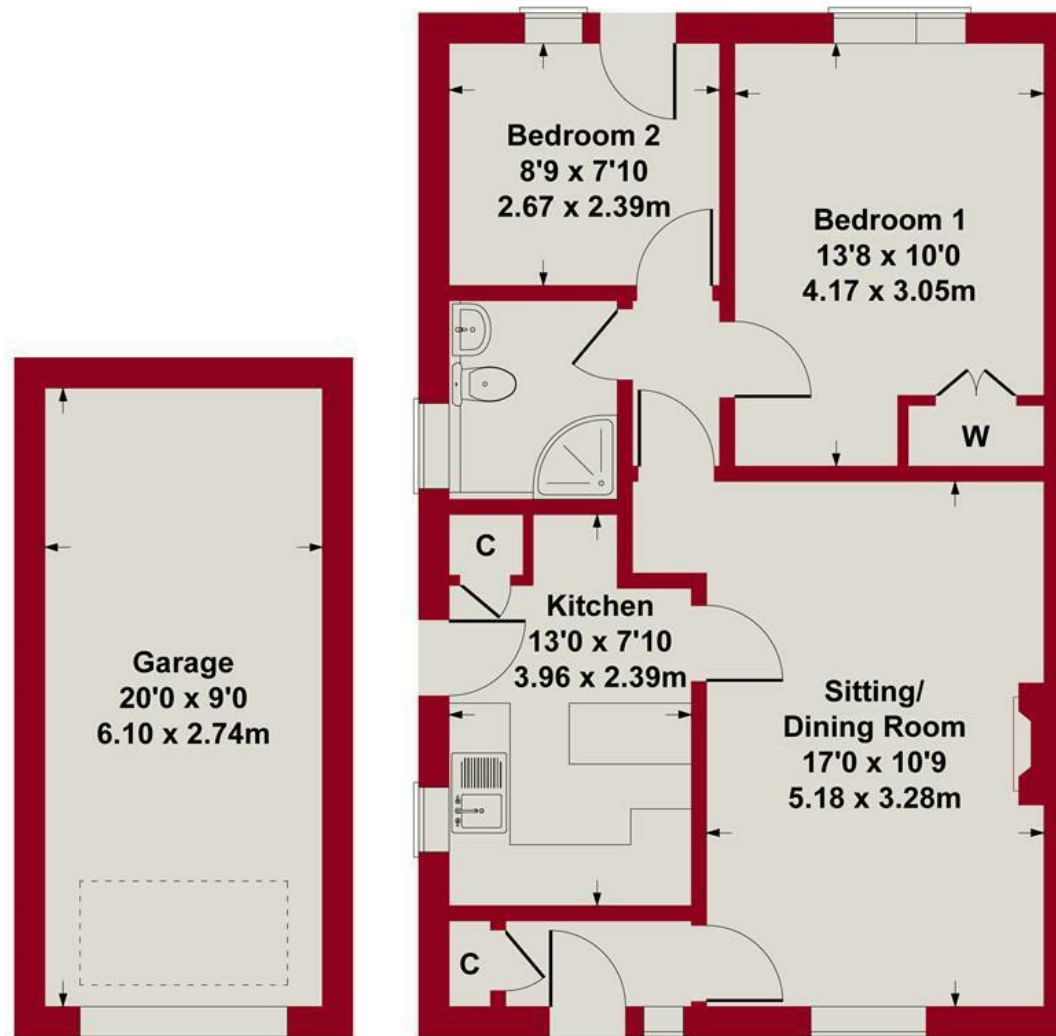













## GARAGE

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         | 85  |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         |   |
| (55-68) D                                   | 65      |   |
| (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 |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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