34 Nightingale Way, Bingham, Nottinghamshire, NG13 8QP

£170,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Mid Townhouse
- Southerly Rear Aspect
- Enclosed Rear Garden
- Some Cosmetic Updating Required
- Potential For Buy To Let
- 2 Bedrooms
- Off Road Parking
- Ideal 1st Time Buy
- Convenient For Local Amenities
- Viewing Highly Recommended

An excellent opportunity to purchase a two bedroomed, mid townhouse, located within this popular and much sought after area of the town within ease of access to the wealth of local amenities.

The property is likely to appeal to single and professional couples, by to let investors or potentially those downsizing from larger dwellings, looking for a relatively modern home in a convenient location.

The property benefits from gas central heating, UPVC double glazing, a south facing garden at the rear and off road parking to the front.

The accommodation comprises an initial entrance hall which leads through into the main sitting room and, in turn, into an open plan dining kitchen with a southerly aspect into the rear garden. To the first floor there are two bedrooms and bathroom.

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 CANOPIED PORCH BENEATH WHICH IS A GLAZED ENTRANCE DOOR THAT LEADS, IN TURN, INTO:

MAIN ENTRANCE HALL

Having staircase rising to the first floor landing and a further door leading into:

SITTING ROOM

14'6" x 13' max (4.42m x 3.96m max)
A well proportioned reception having an aspect to the front, the focal point to the room being a feature fireplace with painted fire surround and mantel and marble hearth and back. The room having a useful under stairs alcove and storage cupboard and double doors leading through into:

DINING KITCHEN

13' x 9'1" (3.96m x 2.77m)
Having a southerly aspect into the rear garden and room for a small dining or breakfast table. This opens out into a fitted kitchen which has a range of wall, base and drawer units; and L shaped configuration of laminate work surfaces with inset sink and drain unit; integrated appliances include four ring gas hob with single oven beneath; plumbing for washing machine and dishwasher; space for free standing fridge freezer and double glazed window and French doors leading into the garden.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

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

BEDROOM 1

12'8" max x 12'7" max (3.86m max x 3.84m max)
A well proportioned L shaped double bedroom having an over stairs storage cupboard, alcove to the side and double glazed window to the front.

BEDROOM 2

11'3" x 7'10" (3.43m x 2.39m)
Large enough to accommodate a double bed and having an aspect into the rear garden.

BATHROOM

8'9" x 4'10" (2.67m x 1.47m)
Having a three piece suite comprising panelled bath with shower over, close coupled WC and pedestal washbasin; tiled splash backs and double glazed window to the rear.

EXTERIOR

The property is situated within this popular established development, benefitting from a southerly rear aspect and set back behind an open plan frontage which provides off road parking for one vehicle. To the rear of the property is an enclosed garden bordered by feather edge board fencing with an initial paved terrace leading onto a central lawn and a sleeper edged border which leads up to a small, established, wooded area at the foot.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage 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.

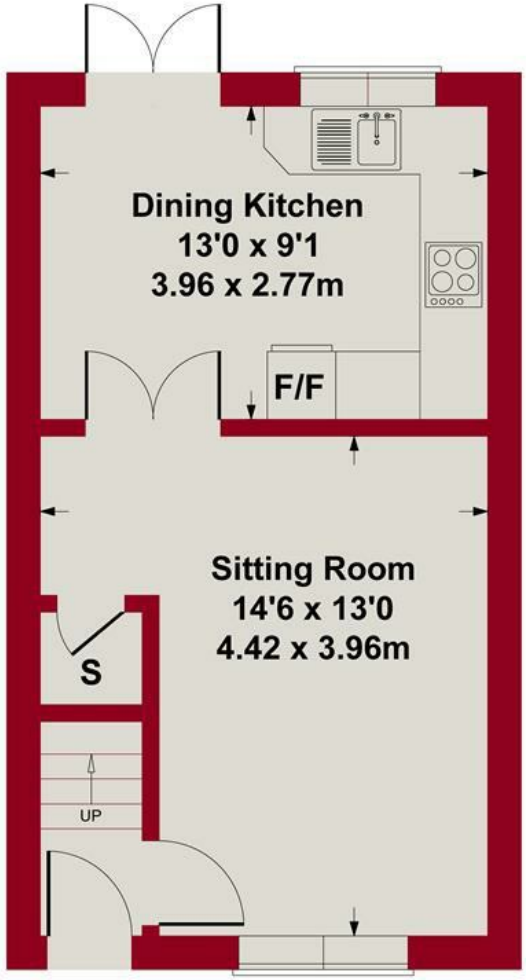
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

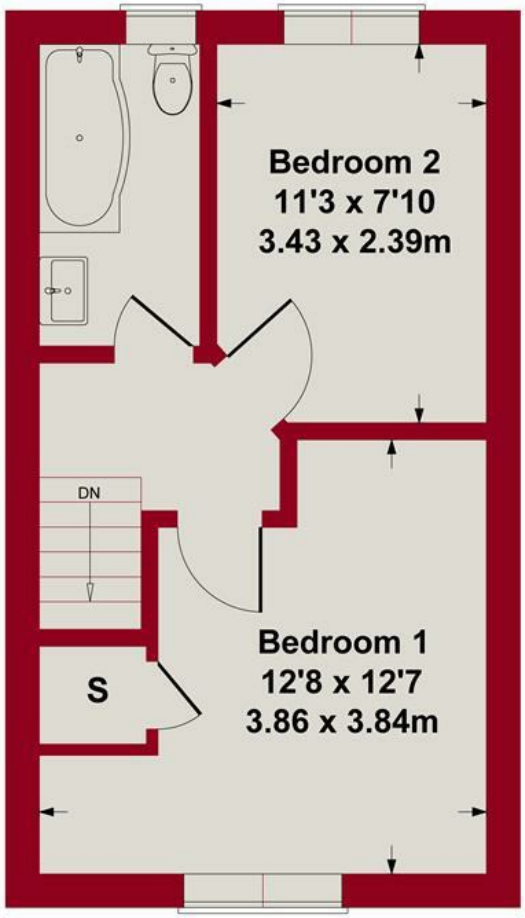
Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions



GROUND FLOOR



FIRST FLOOR

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.

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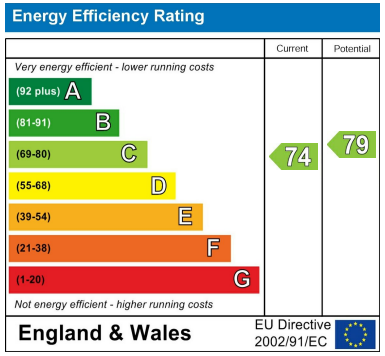

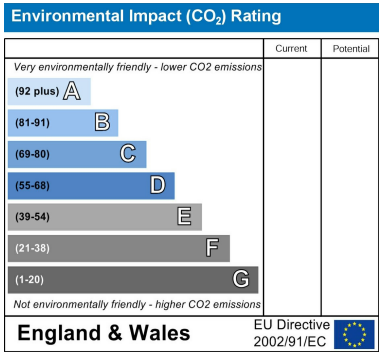

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may 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
The Property Ombudsman

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