



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**9 RINGWOOD ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SZ**

£255,000

9 RINGWOOD ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8SZ

If you are seeking a sensibly priced three bedroom home, favourably located within a quiet cul-de-sac, this could be the property you are looking for. With considerable attention paid by the owners to the garden, the landscaping and plantings have resulted in a wonderful haven with plenty of privacy... and the perfect vantage point from which to enjoy the garden and for al fresco dining during those balmy summer evenings.

The gas centrally heated accommodation offers ideal living space for first time buyers/young families with modern double glazing throughout and consists an entrance hallway, downstairs cloakroom, spacious lounge to the front and a large dining kitchen to the rear. The three bedrooms to the first floor are serviced by the three piece suite bathroom with a shower over the bath.

A well-stocked front garden has been designed with easy maintenance in mind and the driveway provides off-street parking leading to the garage.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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.

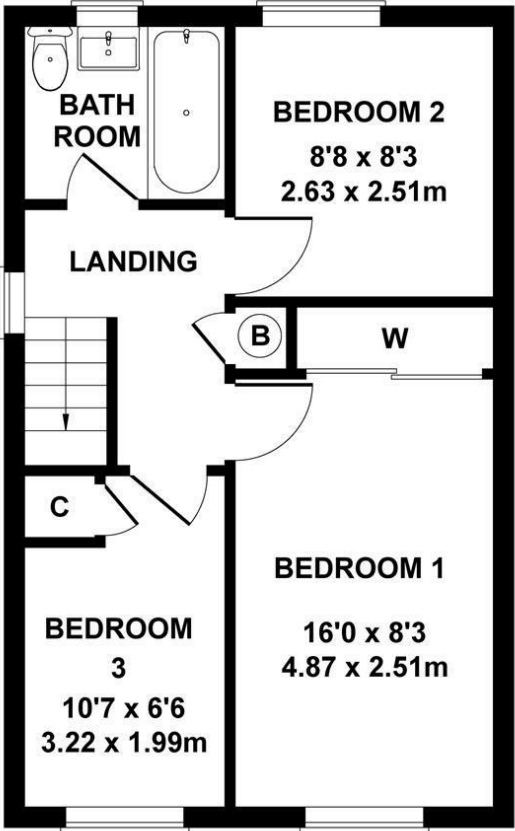
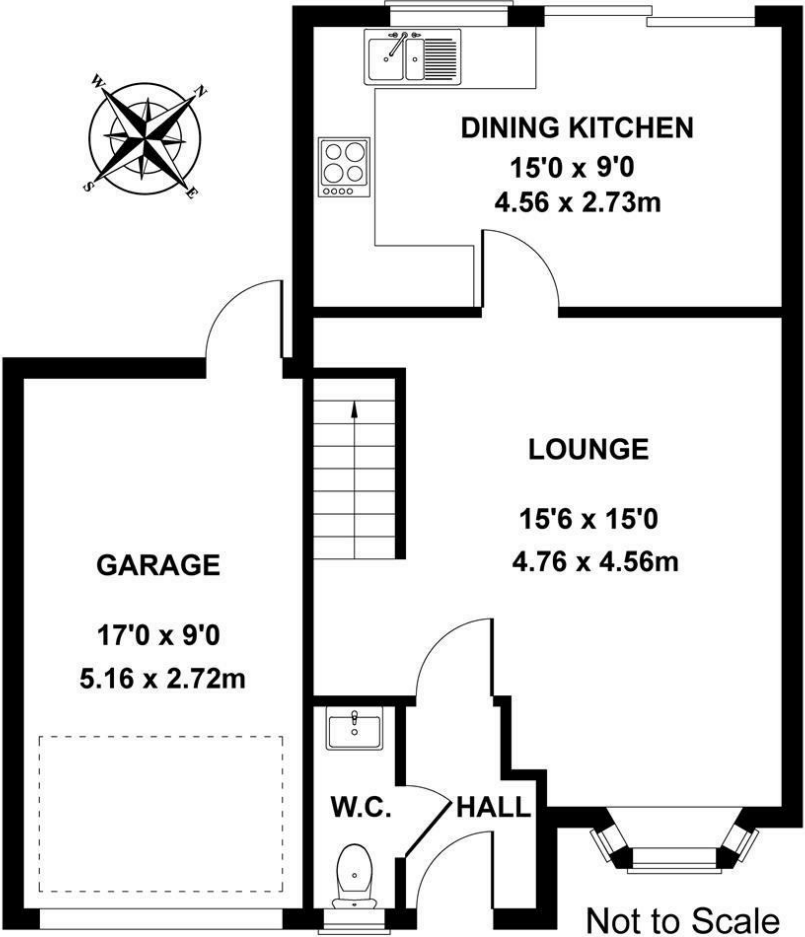
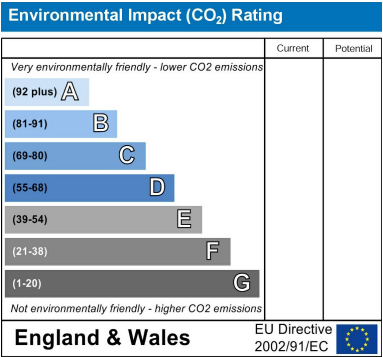
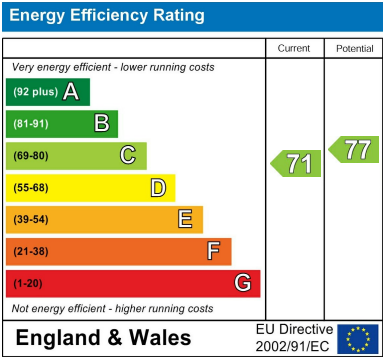


DIRECTIONAL NOTE From our Bingham office proceed along Long Acre through the traffic lights in the direction of Nottingham. Continue until eventually taking the last right hand turning into Balmoral Road and at the junction turn left onto Wychwood Road. Take the first turning on the right hand side into Ringwood Road and at the junction bear left and this one will be found on the left hand side, clearly identified by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8SZ

Council Tax Band

C



For Illustrative Purposes Only.
Approximate Gross Internal Area
926 sq ft - 86 sq m

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



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 www.hammondpropertyservices.com/quiz

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

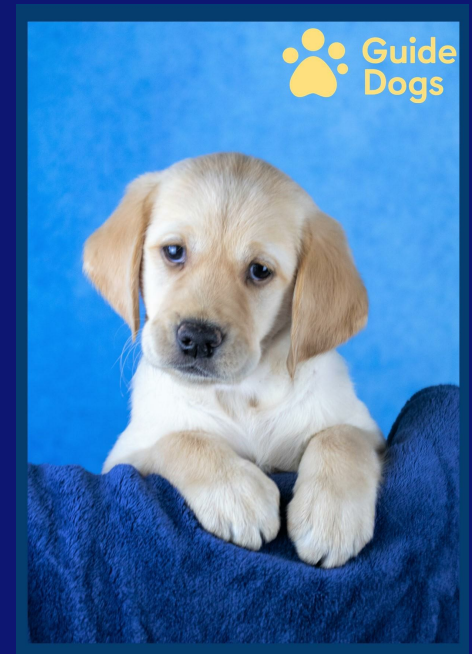
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

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.





Composite and double glazed entrance door into the

ENTRANCE HALL

with a wood effect flooring that runs through into the lounge and into the

CLOAKROOM / W.C.

with a low flush W.C, wash basin, upvc double glazed window to front elevation, central heating radiator.

LOUNGE

15'6 x 15'0 (4.72m x 4.57m)
with a double glazed box-bay window to the front elevation and two central heating radiators Stairs rising to the first floor landing.





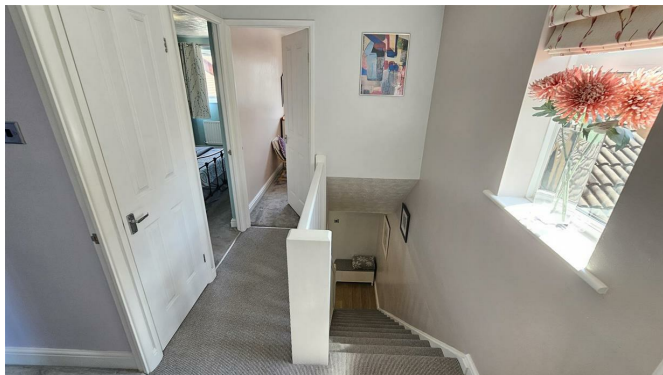
OPEN PLAN DINING KITCHEN

15'0 x 9'0 (4.57m x 2.74m)
with double glazed patio doors that lead to the large patio area of the private rear garden. Central heating radiator and tiled flooring.

KITCHEN AREA

with a range of wall and base cupboard units with work surfaces over incorporating single drainer and one and a half bowl sink unit with mixer tap, four ring gas hob with electric oven under and extractor hood over, a double glazed window overlooking the rear garden and a central heating radiator. Plumbing for a washing machine and dishwasher.





LANDING

with access to roof space and an airing cupboard providing plenty of storage and housing the modern combi boiler. Double glazed window to the side.

BEDROOM ONE

16'0 x 8'3 (4.88m x 2.51m)

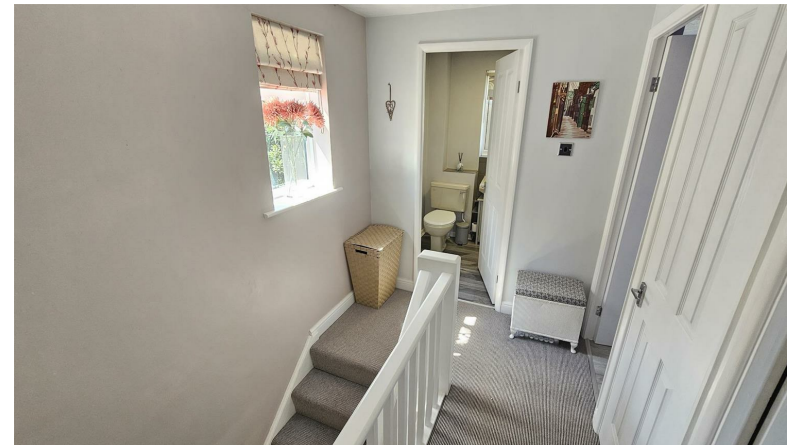
with a double glazed window to the front elevation and a central heating radiator. Fitted sliding-doors wardrobes.





BEDROOM TWO

8'8 x 8'3 (2.64m x 2.51m)
with a double glazed window to the
rear elevation and a central heating
radiator. Wood-effect flooring.





BATHROOM

a three piece suite comprising panelled bath with shower over and screen, pedestal wash basin, low flush W.C, full height tiling to the bath and shower area, double glazed window to the rear elevation and wood effect flooring.

BEDROOM THREE

10'7 x 6'6 (3.23m x 1.98m) with a double glazed window to the front elevation and a central heating radiator. Built-in wardrobe storage over the stairs.



OUTSIDE - FRONT

A well-stocked front garden has been designed with easy maintenance in mind and the driveway provides off-street parking and leads to the garage.





OUTSIDE - REAR

With considerable attention paid by the owners to the garden, the landscaping and plantings have resulted in a wonderful haven with plenty of privacy... and the perfect vantage point from which to enjoy the garden and for al fresco dining during those balmy summer evenings. Sensibly, an outside tap has been fitted.





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**





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← Want one of these???

Then get one of these!!!

→



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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!