

TO LET

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**39 WARD ROAD, BINGHAM,
NOTTINGHAM NG13 7BA**

£1,650 PCM

39 WARD ROAD, NOTTINGHAM NG13 7BA

Spacious 3 bedroom detached property in the highly desirable market town of Bingham, Nottinghamshire.

This beautifully presented three bedroom home offers modern living in a prime residential location, just a short distance from a well regarded primary school, making it ideal for families.

Finished to a high specification throughout, the property provides generous and versatile accommodation.

Externally, the property features a private rear garden set with artificial lawn, ideal for outdoor enjoyment as well as a driveway and garage.

Bingham is a vibrant and well connected town, offering a range of local amenities including shops, cafes, and excellent transport links to Nottingham and surrounding areas. This property is perfectly suited to families and professionals seeking a high quality home in a convenient and family friendly location.

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 as 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 payment of rent determined by the Tenant Fees Act 2019

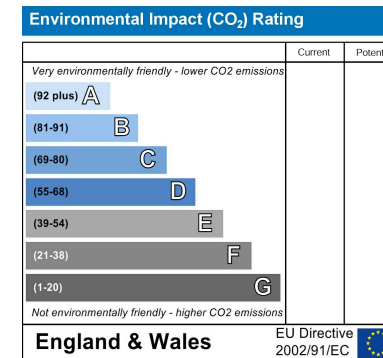
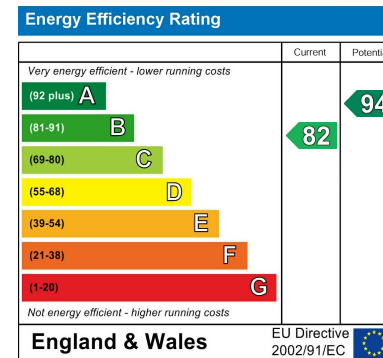
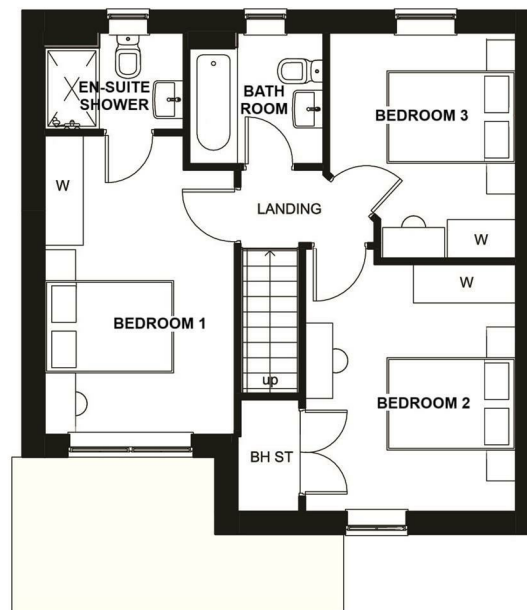
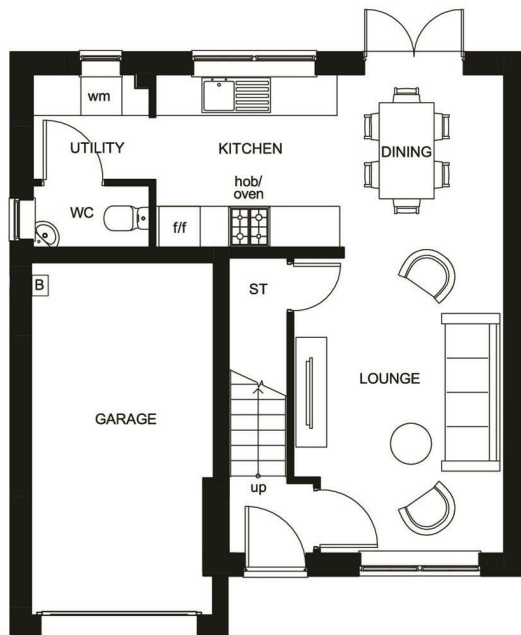


VIEWING APPOINTMENT

Date: _____

Time: _____

Meeting: _____



Council Tax Band

C



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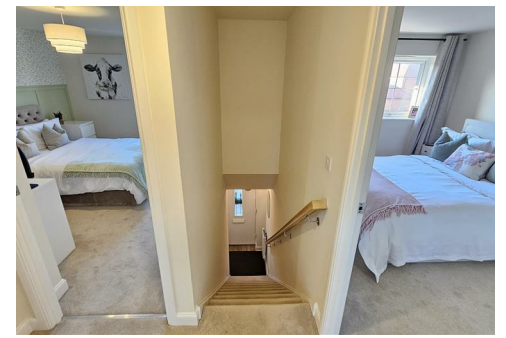
BINGHAM'S COMMUNITY ESTATE AGENT



For more details, contact us at

sponsorship@hammondpropertyservices.com







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



Impressed by the quality of this brochure?

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