



**5 Brewsters Close, Bingham,
Nottinghamshire, NG13 8BA**

Chain Free £235,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Home
- Spacious Main Reception
- Off Road Parking & Car Port
- Ease Of Access To Local Amenities
- Modernisation Required
- 3 Bedrooms
- Southerly Rear Aspect
- Cul-De-Sac Location
- No Upward Chain
- Viewing Highly Recommended

An opportunity to purchase a semi detached home conveniently located in this popular cul-de-sac setting positioned within easy walking distance of the heart of the town making it ideal for a wide range or prospective purchasers.

The property has been favourably priced reflecting its likely need for a general programme of modernisation and provides an excellent blank canvas for those looking to place their own mark on a home. The current accommodation extends to approximately 815 sq.ft. providing an initial entrance hall, a well proportioned dual aspect sitting/dining room and kitchen with lean to utility room at the rear while to the first floor there are three bedrooms and main bathroom.

As well as the internal accommodation the property occupies a pleasant plot with off road parking and established garden to the front and an attached car port at the side which links through into an enclosed south facing established garden at the rear.

In addition the property is offered to the market with no upward chain with viewing coming highly recommended to appreciate both the location, accommodation and potential 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 LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13'5" x 5'11" (4.09m x 1.80m)

A well proportioned initial entrance vestibule having a staircase rising to the first floor landing with useful under stairs storage cupboard beneath and, in turn, further doors leading to:

SITTING/DINING ROOM

22'11" x 11'7" max (6.99m x 3.53m max)

A well proportioned dual aspect room having double glazed windows to both the front and rear; chimney breast with feature fireplace, gas point with open flue and alcoves to the side.

KITCHEN

9'5" x 8' (2.87m x 2.44m)

Although requiring modernisation is currently fitted with a range of wall, base and drawer units with two runs of laminate work surfaces; stainless steel sink and drain unit with base cupboards beneath; space for free standing cooker, serving hatch through the dining area of the main reception, window and exterior door into:

LEAN TO CONSERVATORY/UTILITY AREA

8'2" x 4' (2.49m x 1.22m)

A useful space providing either an enclosed storm porch leading into the rear garden but also benefits from plumbing for a washing machine; space for free standing appliances. UVPC constructed with double glazed windows, pitched polycarbonate roof and double glazed door leading into the rear garden.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a built in airing cupboard which also houses the Worcester Bosch gas central heating boiler; further doors, in turn, leading to:

BEDROOM 1

10'11" x 10'8" (3.33m x 3.25m)

A well proportioned double bedroom having an aspect to the front and double glazed window.

BEDROOM 2

11' x 11'8" into alcove (3.35m x 3.56m into alcove)

A further double bedroom having a southerly aspect into the rear garden with useful alcove ideal for free standing furniture; double glazed window.

BEDROOM 3

8' x 7'7" (2.44m x 2.31m)

A single bedroom having double glazed window to the front.

SHOWER ROOM

6'9" x 5'6" (2.06m x 1.68m)

Having a suite comprising shower area with low level tray, bifold screen and wall mounted electric shower, mid flush WC and pedestal washbasin; double glazed window to the rear.

EXTERIOR

The property occupies a favourable position within this popular well placed close; benefitting from a southerly rear aspect and set back behind a mainly lawned frontage with borders with inset trees and shrubs and an adjacent paved driveway providing off road car standing for several vehicles which in turn leads to the side of the property where there is a covered car port. To the rear is an enclosed garden with a southerly aspect, mainly laid to lawn with an initial paved seating area, established borders with a range of shrubs and a timber storage shed.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

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:-

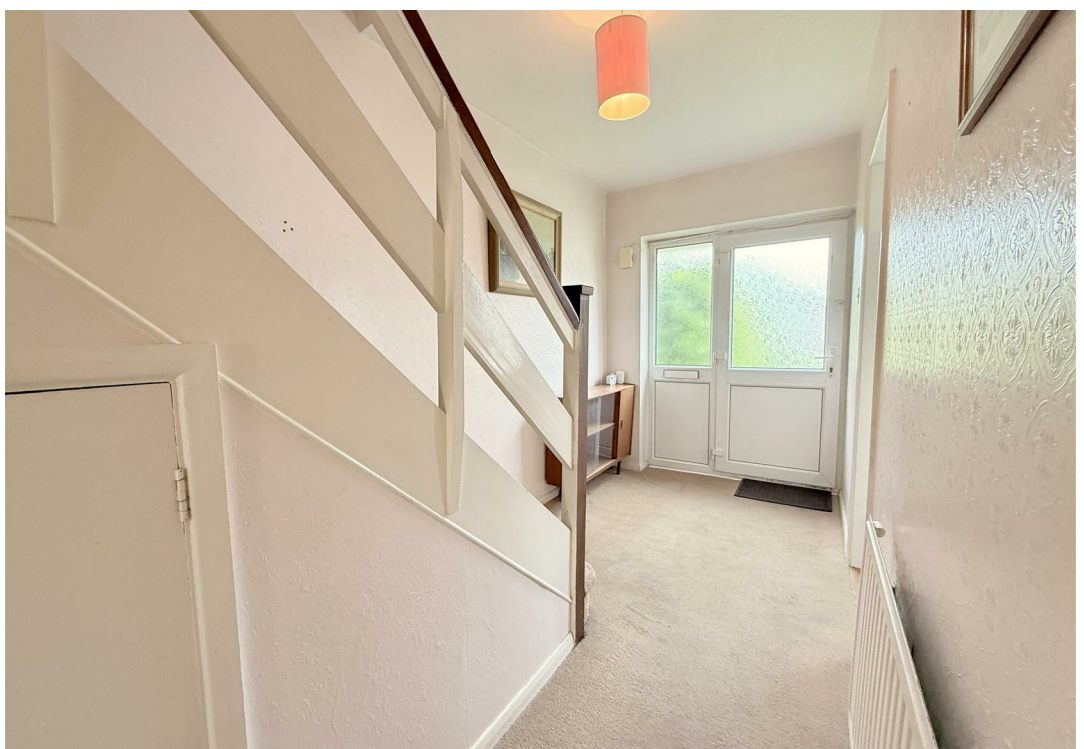
<https://reports.ofsted.gov.uk/>

Planning applications:-

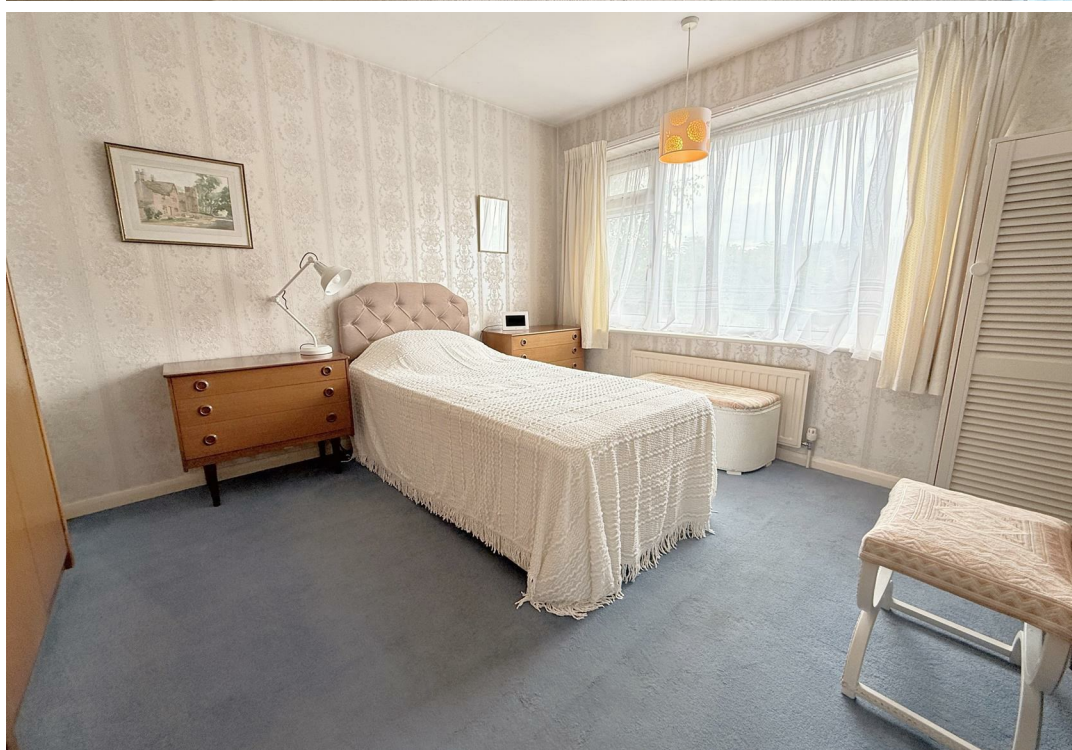
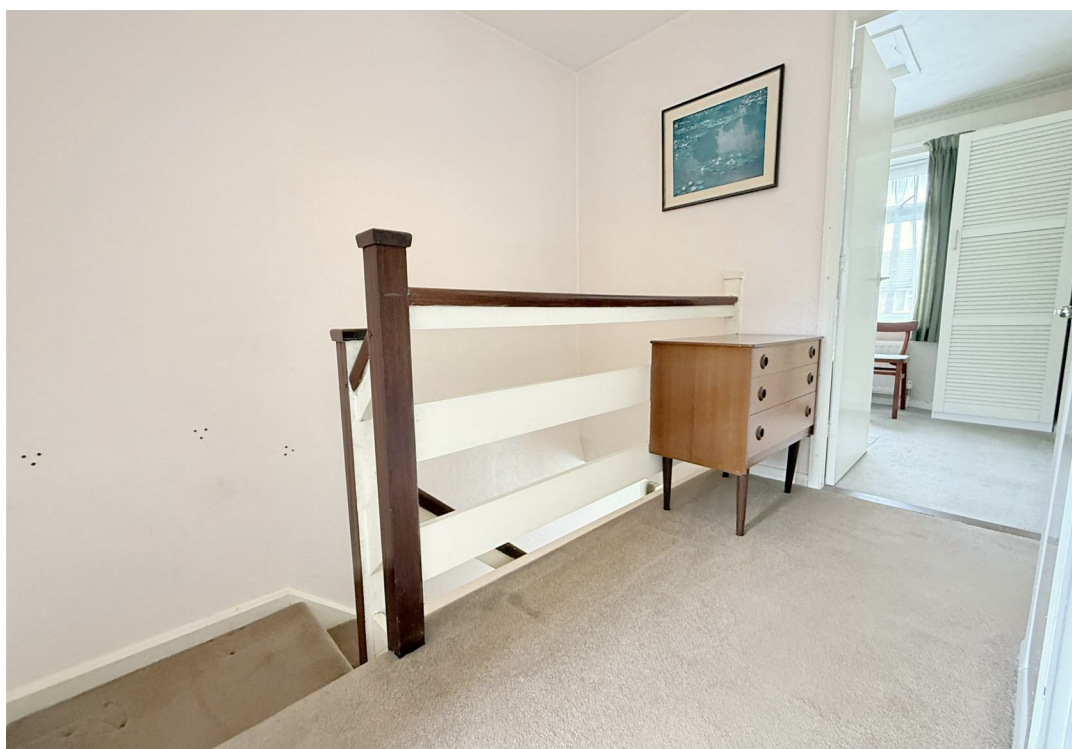
<https://www.gov.uk/search-register-planning-decisions>

ADDITIONAL NOTES

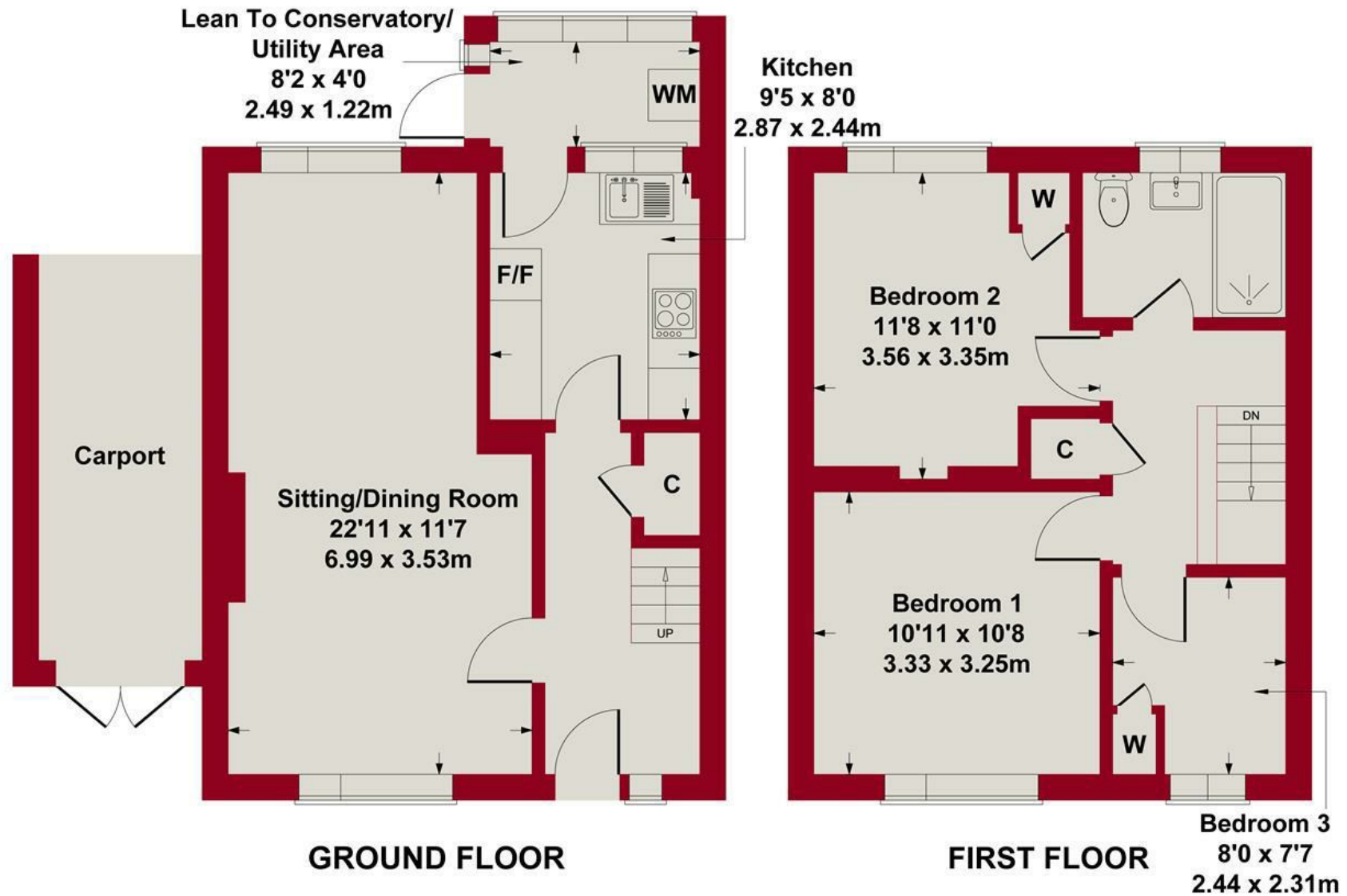
The property is understood to have mains electricity, drainage, gas and water (information taken from Energy performance certificate and/or vendor).











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		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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



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