



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



**15 NIGHTINGALE WAY, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8QP**

£950 PCM

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This well presented two-bedroom property is located on Nightingale Way on the popular Bird Estate in the Nottinghamshire market town of Bingham. Just a short walk from the town centre and associated amenities.

The property is less than five minutes' drive from Bingham Market Place where there are a range of shops as well as healthcare and the Library. A regular bus service to Nottingham City Centre passes nearby along Nottingham Road.

With a bus stop only 200 yards away, there is very easy access into the Market Place of Bingham where you can enjoy 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.

**** NON-SMOKERS ONLY****

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 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 rent payment determined by the Tenant Fees Act 2019

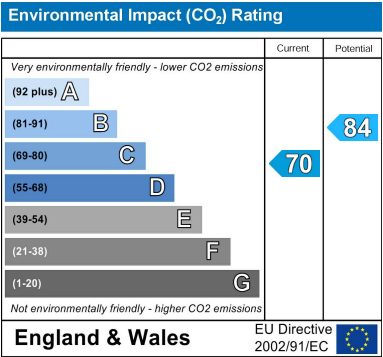
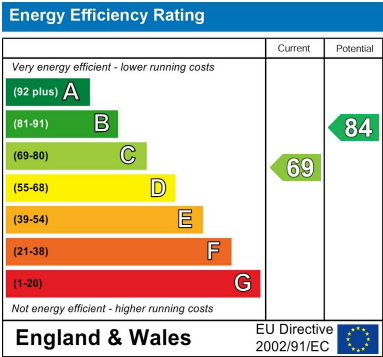


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the old Police Station on the right. Pass both Belvoir Vale Grove and the next right Swallow Drive. Take the following right into Nightingale Way where the property will be identifiable by our Hammond Property Services to let board.

For Sat Nav use Post Code: NG13 8QP

Council Tax Band

B



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

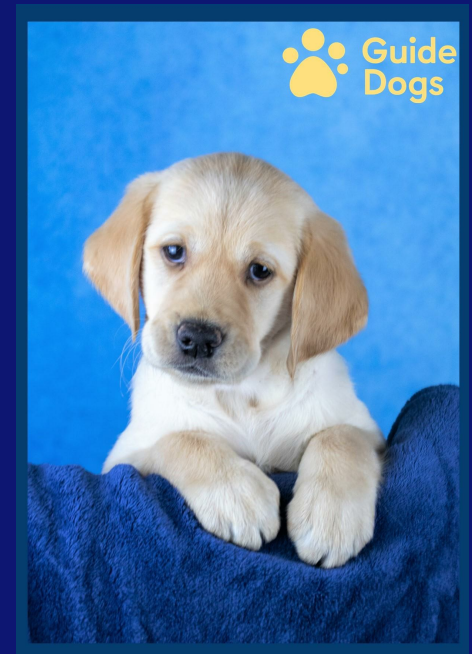
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





Double glazed entrance door through to:

HALLWAY

with stairs to the first floor. Central heating radiator.

LOUNGE

15'0 x 14'0 (4.57m x 4.27m)

Central heating radiators. Double glazed window. Open plan to under the stairs with an under stairs cupboard.



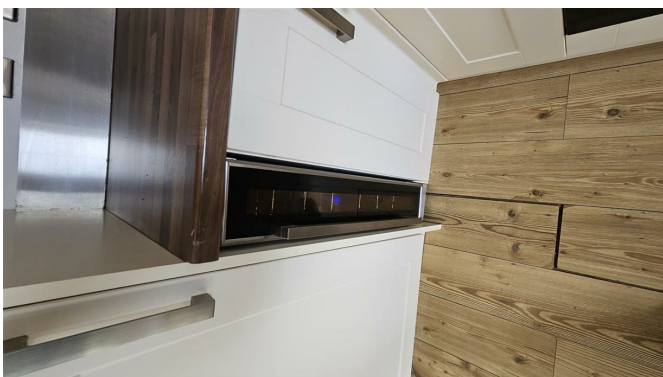


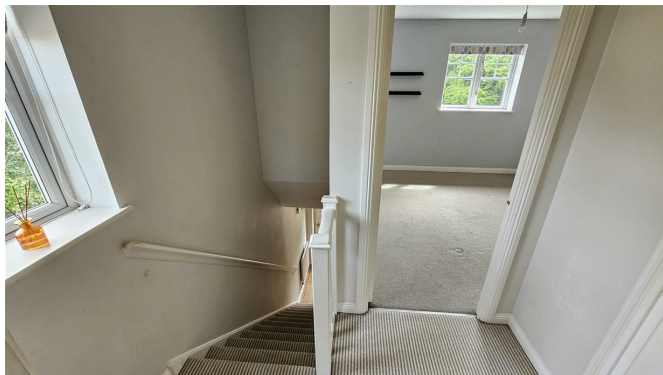
DINING KITCHEN

14'0 x 9'3 (4.27m x 2.82m)

with work surfaces to three sides with drawers and cupboards under. Plumbing for an automatic washing machine. Single drainer sink unit. Gas fired boiler serving the domestic hot water supply and central heating system. Wall mounted cupboard units. Central heating radiator. Double glazed double doors leading on to the garden.

LANDING



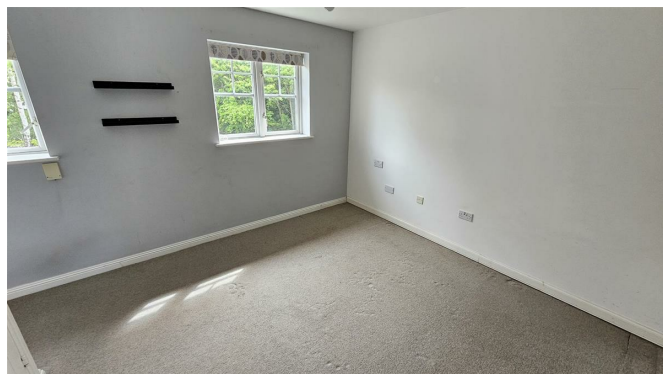


BEDROOM ONE

12'9 x 12'0 (3.89m x 3.66m)
with double glazed windows. Central heating radiator. Airing cupboard.

BEDROOM TWO

11'3 x 9'0 (3.43m x 2.74m)
with double glazed window. Central heating radiator. Access to the loft space.





BATHROOM

with suite comprising panelled bath with shower over, pedestal wash basin and low flush W.C. Central heating radiator. Double glazed window.

OUTSIDE

To the rear is a lawned garden with large patio area leading from the double doors of the dining kitchen - this is the perfect area for those who enjoy al fresco dining during those balmy summer evenings.



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To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!



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!