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FOR SALE

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Nottinghamshire
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**1 HARRISON COURT, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8TD**

£199,950

1 HARRISON COURT, BINGHAM, NOTTINGHAMSHIRE NG13 8TD

A very rare opportunity to acquire an easily managed, well presented and double glazed bungalow style home within this purpose built block; designed specifically for the over 55s only and, sensibly, fitted with a shower room. There is also a day lounge for residents who enjoy socialising as well as a laundry.

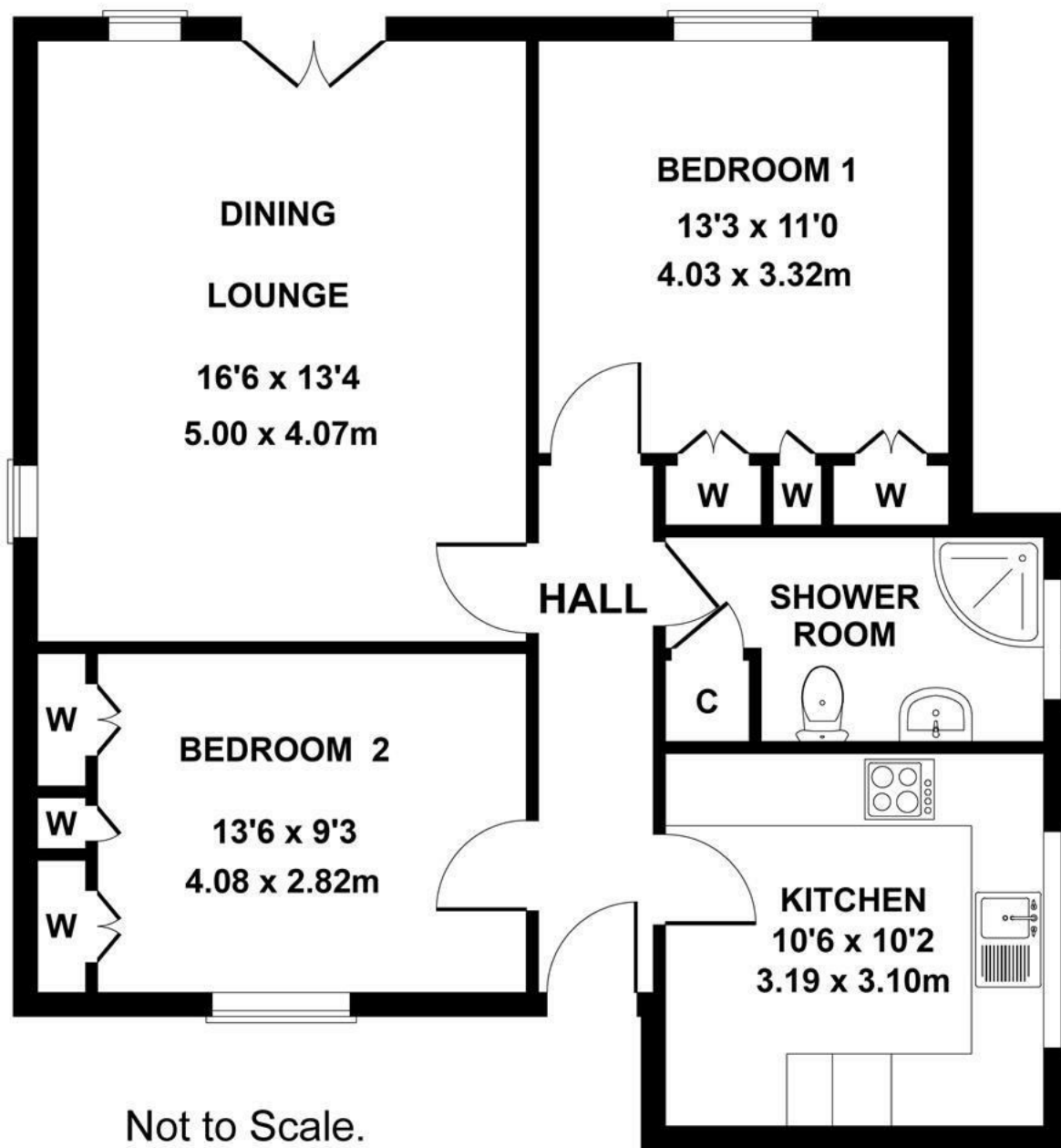
A complete overhaul of the accommodation over recent years has seen the installation of a beautiful kitchen and shower room, fresh décor and carpets throughout as well as new and more efficient electric wall heaters to all rooms.

The bungalow was originally occupied by the resident Warden, hence having its private garden and is nicely tucked away for those who enjoy a little privacy within the southerly facing and fully enclosed garden, with a secure gate within the rear fence to the two parking areas; whilst there is a wonderful seating area within the Courtyard that is used by the residents for social gathering during the warmer summer months... the perfect setting for a chat, a knit and a natter!

Properties within this development are always very popular, especially those in prime locations and pleasant outlooks. This particular property enjoys a delightful position with easy access to the established, sunny, communal and wonderfully maintained gardens located to the front. With double doors from the lounge leading onto the well-stocked, private and attractive garden with plenty of texture and colour.

Close at hand and only a short walk is a local convenience store / newspaper shop with more extensive amenities being available within Bingham Market Place and there is also a regular bus service to the centre of Bingham and Nottingham City Centre on Nottingham Road; a short walk away.





Not to Scale.
For Illustrative
Purposes Only.

Approximate Gross Internal Area
721 sq ft - 67 sq m

This is a leasehold property. The annual maintenance charge is £2,140.80 (£178.40 per month) which includes the Building Insurance, maintenance of the gardens, 24 hour monitored 'pull cord' emergency assistance, exterior window cleaning, cleaning of all communal areas, communal lighting, community/social room for activities and gatherings.

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 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 the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Turn eventually right into Thoresby Road. At the T junction turn left into Bowland Road. Turn right into Wychwood Road, and then left again into the communal parking area. The front door for Number 1 will be found on the left hand side as you enter the main Courtyard.

For Sat Nav use Post Code; NG13 8TD

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Council Tax Band

A



OUTSIDE - PRIVATE FRONT COURTYARD

The front garden has been hard landscaped and is securely enclosed to all sides by brick walling.

Double glazed entrance door through to

HALLWAY

16'0 long (4.88m long)

Double glazed front door, solid wooden white panel interior doors to accommodation, wall-mounted electric heater and an emergency pull cord.



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KITCHEN

10'6 x 10'2 (3.20m x 3.10m)

A quality and modern kitchen being fitted with a good range of cream fronted units, marble effect roll top work surface, inset stainless steel sink and drainer with contemporary tap, built-in electric fan assisted oven and grill, electric hob with chimney style extractor fan over, space for fridge freezer, tile effect flooring, uPVC double glazed window to the side elevation and feature ceramic tiling to preparation areas.



DINING LOUNGE

16'3 x 13'4 (4.95m x 4.06m)

A lovely light and bright reception room with uPVC double glazed windows to the rear and side elevations and full opening double doors leading out to the private rear garden, Rointe 'Kyros' low consumption digital electric radiator and feature electric fireplace set onto a marble hearth and surround with wooden mantel over.

BEDROOM 1

13'3 x 11'0 (4.04m x 3.35m)

UPVC double glazed window to the rear elevation, Rointe 'Kyros' low consumption digital electric radiator and built-in wardrobes.





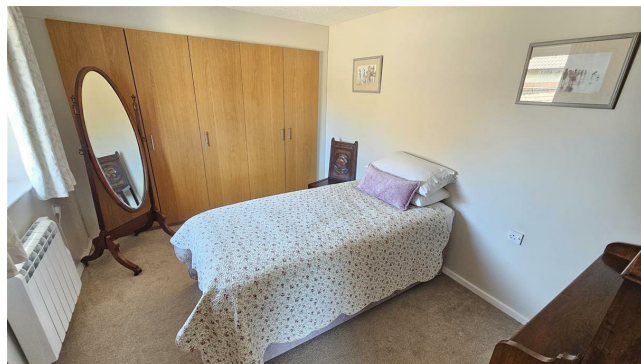
BEDROOM 2 / DINING ROOM

13'6 x 9'3 (4.11m x 2.82m)

UPVC double glazed window to the front elevation, Rointe 'Kyros' low consumption digital electric radiator and built-in wardrobes.

SHOWER ROOM

Fitted with a three piece modern suite comprising: W.C., wash basin set into a vanity storage unit and large shower cubicle with electric shower over, stainless steel vertical heated towel rail, cushion flooring, sandstone effect ceramic tiling to wet areas, uPVC double glazed window to the side elevation and door to storage cupboard.





OUTSIDE - PRIVATE REAR GARDEN

The main benefit of this bungalow is its enclosed private rear garden with patio area, flourishing planted beds, graveled borders and timber shed ideal for storage. There is also a timber pedestrian gate accessing the communal car park.





OUTSIDE - PARKING

There is a large area of communal parking for numerous vehicles off Wychwood Road as well as a smaller parking area for 5 vehicles that is approached off Bowland Road. Immediately to the rear of the Number 1 is access to the second parking area, accessed via the communal planted gardens with trees and shrubs that are all maintained under the Management Charge.

OUTSIDE - THE COMMUNAL LIFESTYLE

There are large communal gardens which include lawns and shrub borders with flower beds and there is a large and communal seating area within the Courtyard that is used by the residents for social gathering during the warmer summer months... the perfect setting to chat, chat and... chat... all of which are maintained as part of the Leasehold arrangement and charges.







Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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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!