



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

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Nottinghamshire
NG13 8AR

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**2 BRICKYARD LANE, EAST BRIDGFORD, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8NJ**

£1,395 PCM

2 BRICKYARD LANE, EAST BRIDGFORD, NOTTINGHAMSHIRE NG13 8NJ

Newly Refurbished 3-Bedroom Bungalow in East Bridgford – A Modern Retreat in a Charming Village Setting

Step into stylish countryside living with this beautifully refurbished 3-bedroom bungalow, nestled in the heart of the sought-after village of East Bridgford. Boasting contemporary finishes throughout, spacious interiors, and a generous garden, With fresh modern interiors this home offers the perfect setting for families, professionals – and their pets – to enjoy peaceful village living with great access to Nottingham and beyond.

Key Features:

- Fully refurbished to a high standard – move-in ready
- Three well-proportioned bedrooms with ample natural light
- Sleek, modern kitchen with integrated appliances
- Open plan living/dining area ideal for entertaining
- Luxurious new shower room.
- Private driveway & garage
- Landscaped rear garden – perfect for summer evenings
- Quiet residential location within walking distance to local amenities, pubs, schools & countryside walks

Enjoy the best of both worlds – tranquil village life with easy access to Nottingham and surrounding areas.

Don't miss this rare opportunity!

Arrange your viewing today and experience the charm and comfort this bungalow has to offer.

Contact us now to book your viewing!

****PETS CONSIDERED ON AN INDIVIDUAL BASIS****

**** 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 Ac

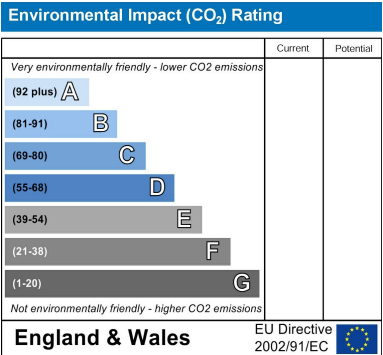
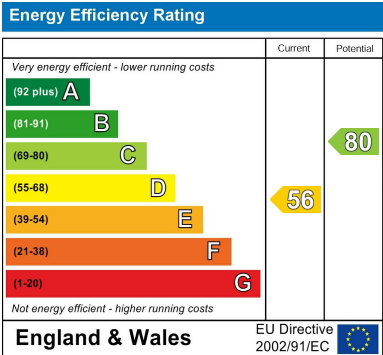


DIRECTIONAL NOTE

For Sat Nav use Post Code: NG13 8NJ

Council Tax Band

C



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 £5,634 in 2024 for this extremely important Charity.

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.

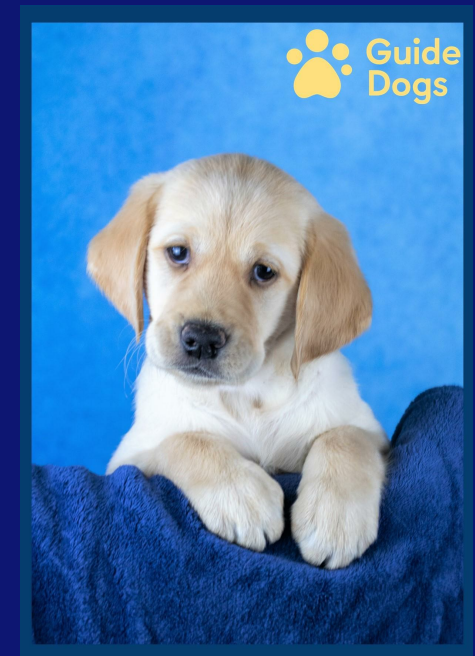
REFERRAL FEES

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 October 2025

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.













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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

akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

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**





SOLD

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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!