



**34 Abbey Road, Bingham, Nottinghamshire,  
NG13 8ED**

**O.I.R.O £260,000**  
**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Dormer Style Bungalow
- 2 Ground Floor Bedrooms & Bathroom
- 2 Further Rooms In The Eaves
- Ample Parking & Garage
- Overlooking Adjacent Paddock
- Potential For Up To 4 Bedrooms
- Generous Main Sitting Room
- Established Level Plot
- Southerly Rear Aspect
- No Upward Chain

An excellent opportunity to purchase a detached dormer style bungalow within this popular area of the town. Located in a favourable position with a southerly aspect overlooking an adjacent paddock which provides a pleasant open outlook. Having established well stocked gardens to the front and rear, driveway, garage and off road parking.

The property offers in the region of 1,100 sq.ft. of internal space, with a predominantly single storey layout making it ideal for those downsizing. However it does offer two further potential double rooms situated in the eaves, which would make a good study space or potential bedrooms subject to alteration and any consents. These rooms afford excellent elevated views across the garden, adjacent paddock and Bingham beyond.

The accommodation could potentially provide up to four bedrooms (subject to insulation and heating to the first floor and any necessary permissions) In its current guise the property provides accommodation which comprises an initial entrance hall, a generous sitting/dining room, a breakfast kitchen, two double bedrooms and bathroom to the ground floor. To the first floor there are two further potential rooms situated in the eaves.

The property would be ideal for those downsizing from larger dwellings looking for a predominantly single storey home within this popular part of town, still easily accessible to the wealth of local amenities but affording a fantastic open aspect to the rear.

The property is likely to require a general programme of modernisation but provides an excellent blank canvas for those wishing to place their own mark on a property and viewing comes highly recommended to appreciate both the location and accommodation 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.

AN ARCHED PORCH LEADS TO A DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHT AND, IN TURN, INTO:

### **MAIN ENTRANCE HALL**

15'7" x 5'10" (4.75m x 1.78m)

A reasonably sized initial entrance vestibule having an open tread staircase rising to the first floor, central heating radiator and further doors, in turn, leading to:

### **SITTING ROOM**

15'10" x 11'11" (4.83m x 3.63m)

A well proportioned reception which would be large enough to accommodate both a living and dining area if required, flooded with light having a large double glazed picture window to the front, having chimney breast with feature brick fire surround and hearth with timber mantel over and shelved alcove to the side, central heating radiator and coved ceiling.

### **BREAKFAST KITCHEN**

13'9" x 9'9" (4.19m x 2.97m )

Benefitting from a dual aspect including a southerly aspect into the rear garden with an aspect across to a paddock beyond, the room being large enough to accommodate a small dining or breakfast table. Although likely to require a general programme of updating is currently fitted with a generous range of engineered oak fronted wall, base and drawer units with brushed metal fittings, having two runs of laminate work surfaces one with inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for free standing electric cooker, space for further under counter appliances, built in cupboard which also houses the Worcester gas central heating boiler, double glazed window to the side and rear and external door into the garden.

Returning to the initial entrance hall further doors, in turn, lead to:

### **BEDROOM 1**

12'8" x 12'5" (3.86m x 3.78m)

A well proportioned double bedroom having built in wardrobes, coved ceiling, central heating radiator and double glazed window to the front.

### **BEDROOM 2**

12'7" x 11'2" (3.84m x 3.40m)

A further double bedroom having a southerly aspect into the rear garden, central heating radiator, coved ceiling and double glazed sliding patio door.

### **BATHROOM**

6'9" x 7'10" (2.06m x 2.39m)

Having a three piece white suite comprising panelled bath with chrome mixer tap and integral shower handset, close coupled WC and pedestal washbasin, towel radiator, built in shelved airing cupboard and double glazed window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL AN OPEN TREAD STAIRCASE RISES TO:

### **FIRST FLOOR LANDING**

5'2" x 2'6" (1.57m x 0.76m)

An initial landing area having further doors, in turn, leading to:

### **ATTIC ROOM 1**

10'5" max to purlins x 16'3" (3.18m max to purlins x 4.95m)

A potential office/bedroom/additional reception space having pitched roof, access to under eaves storage and double glazed dormer window to the rear.

## ATTIC ROOM 2

15'6" x 9' (4.72m x 2.74m)

A further potential office/bedroom/additional reception space having pitched roof, access to under eaves storage and double glazed dormer window to the rear.

## EXTERIOR

The property occupies an excellent position within this popular established development, benefitting from a southerly aspect to the rear across an adjacent paddock and set back behind an established frontage with well stocked perimeter borders, a central lawn and driveway that provides off road car standing for several vehicles. The driveway continues via a pair of wrought iron gates onto a further driveway at the side and, in turn, a brick built garage at the rear. The rear garden affords an excellent open aspect across the adjacent paddock and is mainly laid to lawn but with well stocked, established borders, with a variety of shrubs and also encompasses a useful aluminium framed greenhouse.

## GARAGE

Having pitched roof, up and over door, window to the side, useful storage/workshop space at the back and an additional lean to which again provides a further storage/workshop area.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

## TENURE

Freehold

## ADDITIONAL NOTES

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

Note:- The conversion to the first floor was carried out in the 1970's and 1980's, no further information available.

Please note: This is an executor sale and we have been informed that the property is sold as seen.

## 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>

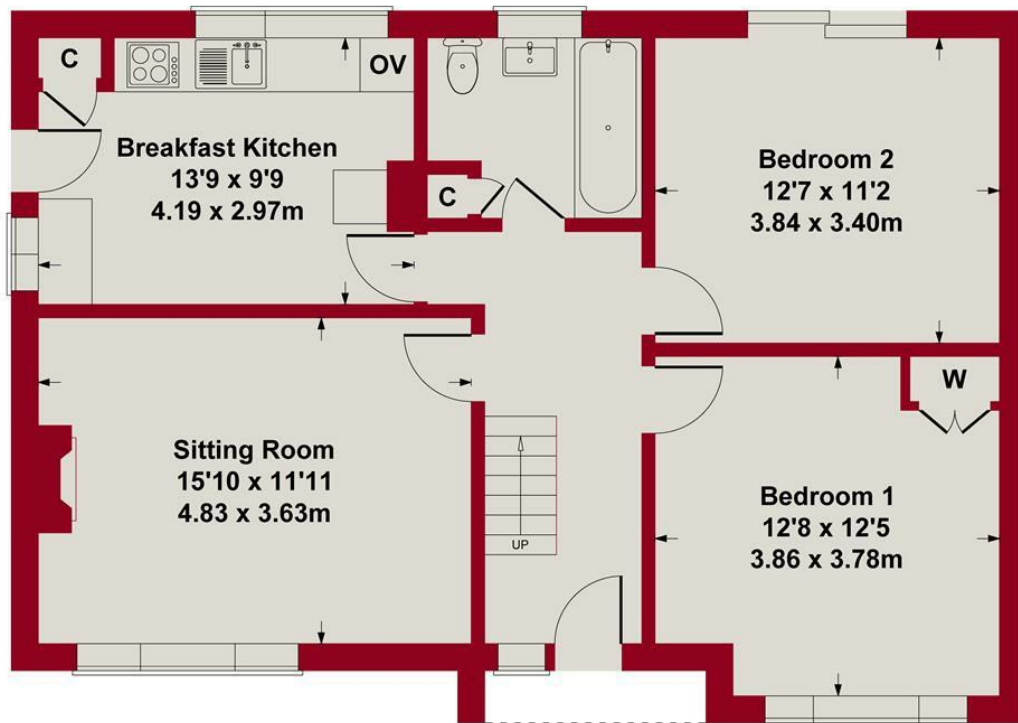




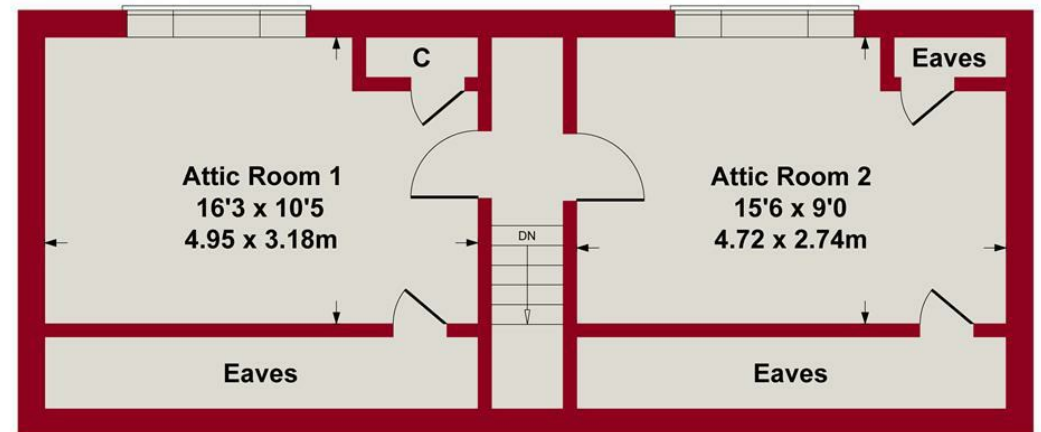








**GROUND FLOOR**



**FIRST FLOOR**

**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.



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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		
	73	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.*

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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