



15B Church Street, Bingham,
Nottinghamshire, NG13 8AL

Chain Free £155,000

Tel: 01949 836678

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

- Delightful Character Cottage
- Open Plan Living/Kitchen
- Double Bedroom
- Low Maintenance Frontage
- Courtyard Style Setting
- Newly Refurbished
- Kitchen With Built-in Appliances
- Modern Ensuite Bathroom
- No Chain
- Situated In The Heart Of Town

An exciting opportunity to purchase this interesting, individual cottage offering character-filled accommodation, newly refurbished to now provide a well appointed 'turn-key' style home.

The cottage is offered 'chain free' and the accommodation includes a lovely open plan living space with modern fitted kitchen and built-in appliances, a first floor double bedroom with brand new ensuite bathroom and a built-in double wardrobe. Outside is a small gravelled frontage, perfect for bistro table and chairs.

The cottage occupies a highly convenient location in the heart of town, within immediate walking distance of the wealth of local amenities, with viewing coming highly recommended!

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 DOUBLE GLAZED ENTRANCE DOOR LEADS INTO:

OPEN PLAN LIVING/KITCHEN

16'5" x 13'8" (5.00m x 4.17m)

With laminate flooring throughout, a central heating radiator, two uPVC double glazed windows to the front elevation, beams to the ceiling, spotlights and a newly fitted kitchen including a range of base and wall cabinets with laminate worktops, an inset stainless steel single drainer sink with mixer tap, an integrated washing machine, integrated refrigerator with freezer box and a built-in electric oven with four zone ceramic hob and chimney style extractor hood over.

FROM THE LIVING AREA A STAIRCASE RISES TO:

BEDROOM

13'7" x 12'8" (4.14m x 3.86m)

A double bedroom with semi vaulted ceiling and exposed timber beams, spotlights to the ceiling, a central heating radiator, a double glazed skylight, a built-in double wardrobe with shelving and a door into the en-suite bathroom.

EN-SUITE BATHROOM

A newly fitted en-suite bathroom including a panel sided bath with mixer tap and mains fed shower plus acrylic boards for splashbacks. There is a vanity wash basin with mixer tap and cupboards below, a dual flush toilet, a chrome towel radiator and a double glazed skylight plus extractor fan.

EXTERIOR

A small gravelled seating area provides a low maintenance outdoor space.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

A Viessmann combination boiler was newly fitted in 2025.

The property is located within the town conservation area.

The access and "yard" to the front is shared with adjacent dwellings and there is a shared maintenance responsibility.

Parking is on Street.

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>

School Ofsted reports:-

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

Planning applications:-

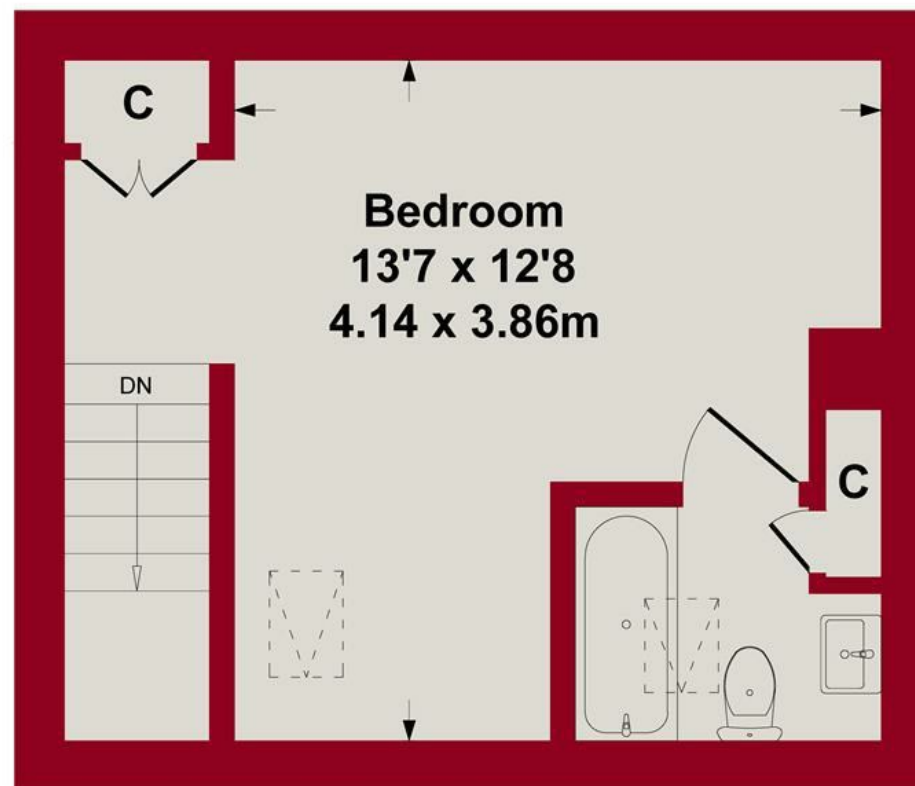
<https://www.gov.uk/search-register-planning-decisions>







GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
56		
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



RICS



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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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