



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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**6 CHAWORTH ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8EU**

£220,000

6 CHAWORTH ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8EU

The property offers a wonderful opportunity to renovate and update throughout to your own tastes & desires. It is in need of modernisation, including improvements to the kitchen, heating etc., alongside general maintenance and upkeep both internally and externally. This is reflected in the competitive asking price of only £220,000, making it an ideal project to create your perfect home and is being sold with the added benefit of NO CHAIN!

The extension to the rear has created the open plan kitchen and dining area which should bring this one to the top of your viewing list, as it provides that easier lifestyle and day to day living and dining for those with children or who enjoy entertaining friends and family.

A reception hall leads to the large lounge with double doors into the dining room, which is open plan to the kitchen area. There are 3 bedrooms to the first floor and a family bathroom with a 3 piece suite including a shower over the bath.

There is the added bonus of the large and southerly facing established rear garden which will also benefit from imaginative works as the original shaping and plantings now provide a well-stocked garden with ample plants and shrubs that simply need 'taming'... it's all there but will simply require a sympathetic hand to bring it back to its original glory.

The asking price has been set to take into account any works that you may wish to carry out and to ensure a lot of interest in a short period so that a sale is agreed within the first four weeks of marketing... when do you wish to view?

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports. Toothill School is only a short walk away... so, no excuse for being late for morning registration... whether you are a pupil or a teacher

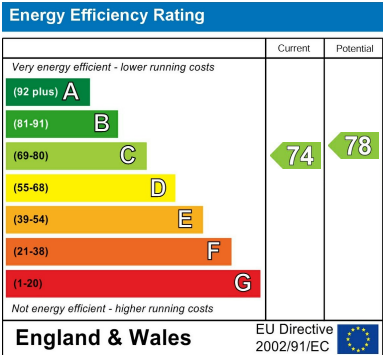
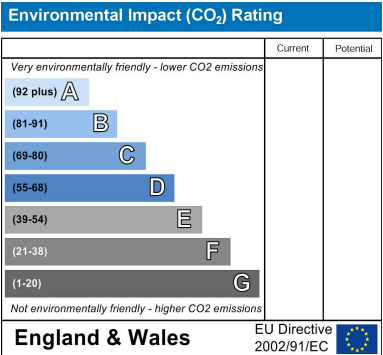
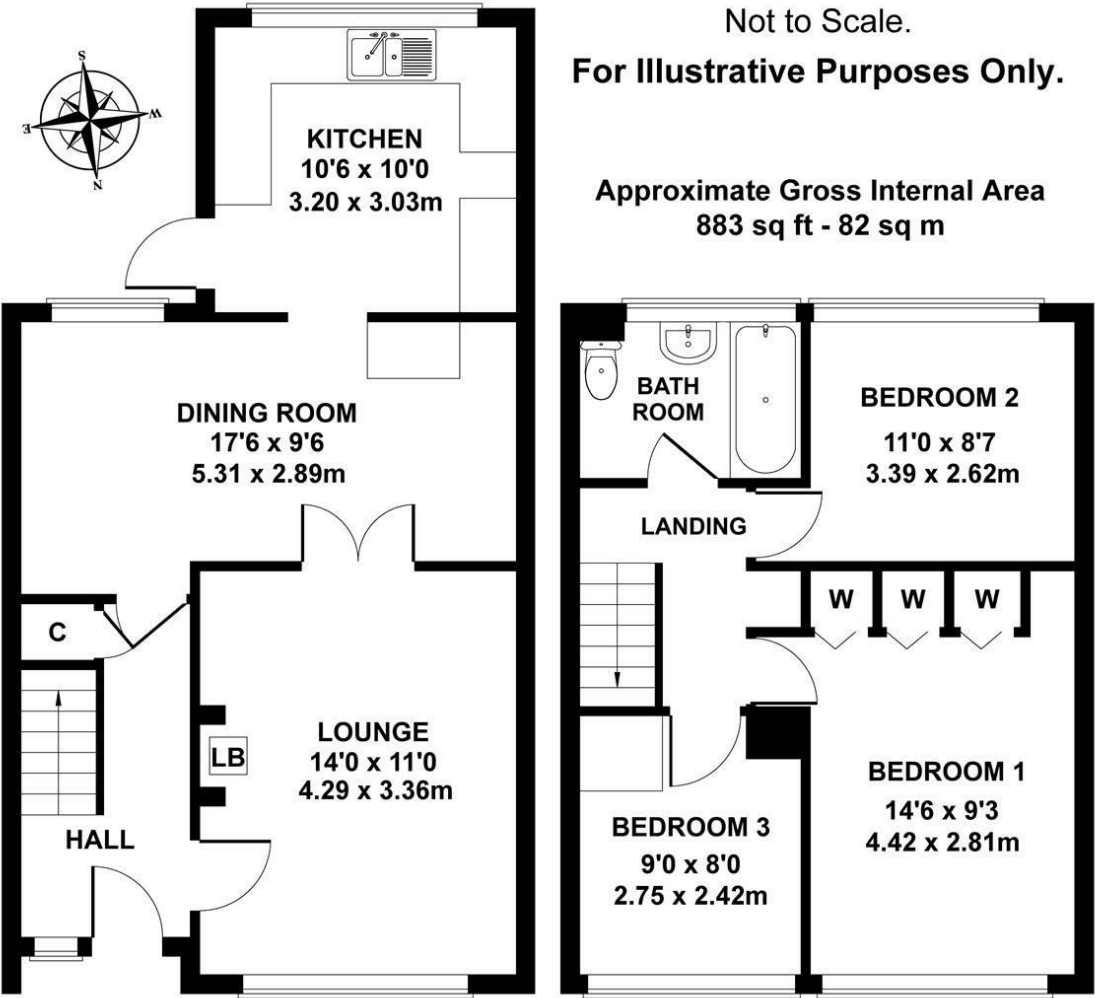


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights proceed straight ahead into Nottingham Road. After the slight right hand bend turn next left into Porchester Road. Bear left at the T junction then turn right into Rupert Road. At the T junction bear right then immediately left into Chaworth Road where the property will then be found on the right hand side clearly denoted by the Hammond Property Services for sale board.

For Sat Nav use Post Code: NG13 8EU

Council Tax Band

C



For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

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, 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.

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

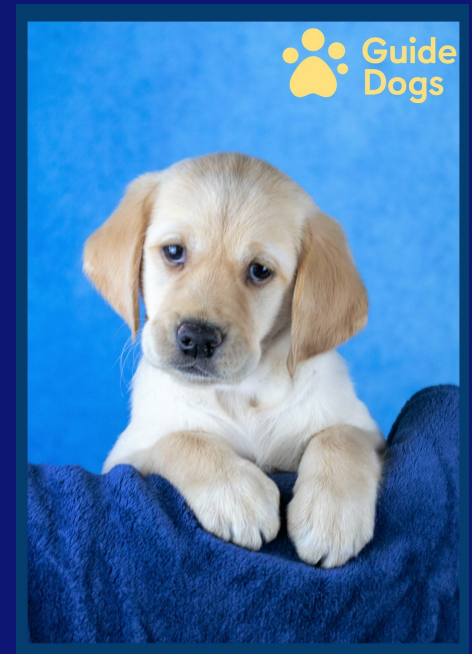
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

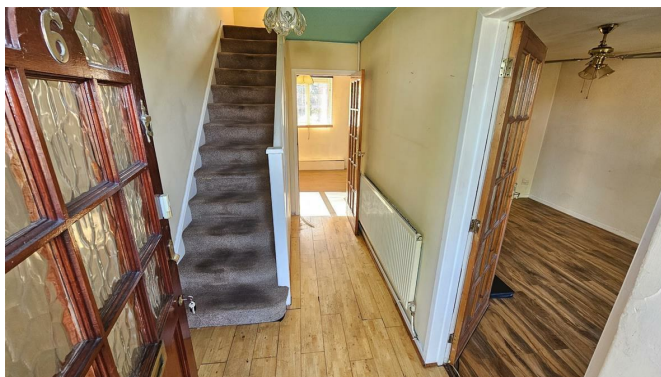
1st January 2026

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.





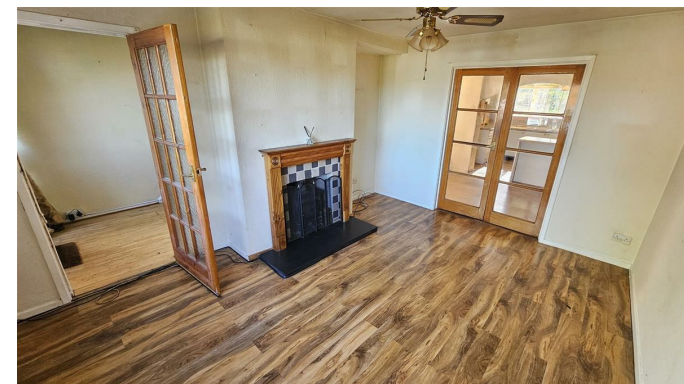
Entrance via a half glazed & obscure glass front door with side panel into entrance hall.

HALLWAY

with stairs to the first floor. Central heating radiator. Wood effect flooring.

LOUNGE

14'0 x 11'0 (4.27m x 3.35m) with a uPVC double glazed window to the front elevation and feature fireplace. Glazed double doors to the





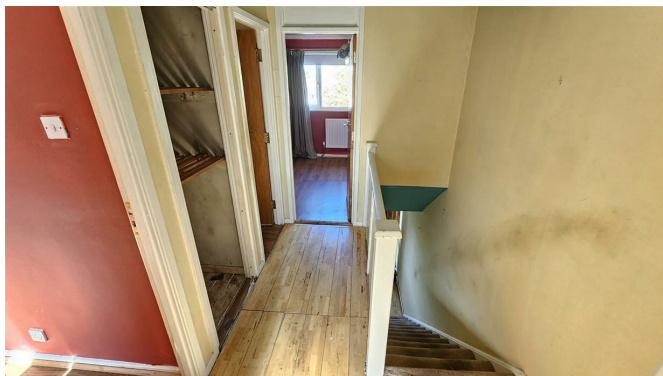
DINING AREA

17'6 x 9'6 (5.33m x 2.90m)
with a central heating radiator and wood effect flooring. A double glazed window overlooking the rear garden. An open archway into the

KITCHEN AREA

10'6 x 10'0 (3.20m x 3.05m)
with a uPVC double glazed window to the rear elevation and a door leading onto the first patio area of the rear garden.





LANDING

with airing cupboard. Access to the loft space to which there is a pull-down ladder, an open space with a velux window overlooking the rear garden.

BEDROOM 1

14'6 x 9'3 (4.42m x 2.82m)
with double glazed window to the front overlooking the open grassed area. Central heating radiator. Built-in wardrobes.



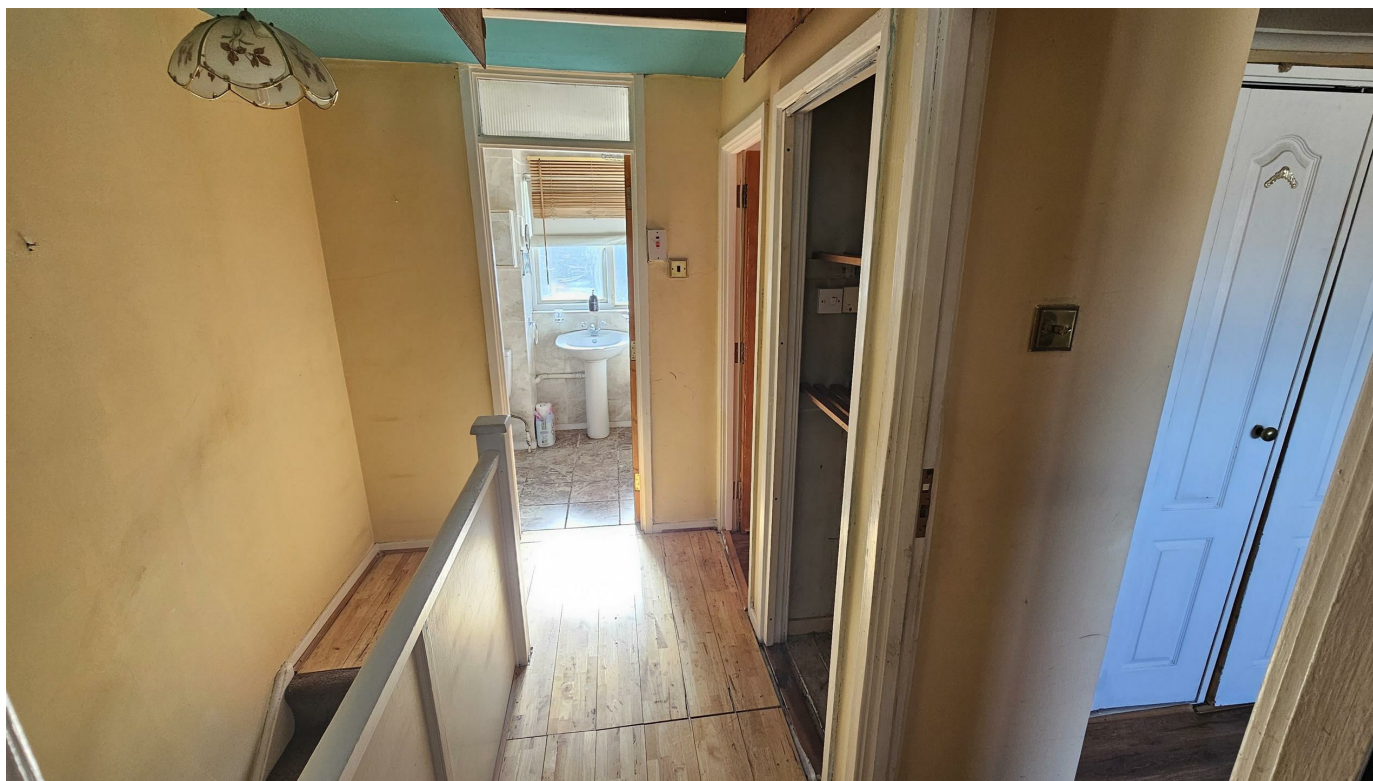


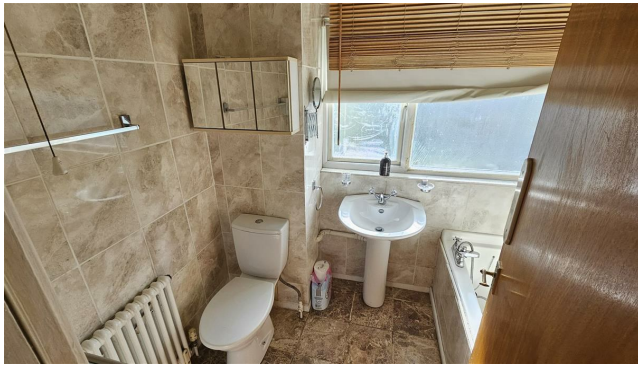
BEDROOM 2

11'0 x 8'7 (3.35m x 2.62m)
with double glazed window to the rear.
Central heating radiator.

BEDROOM 3

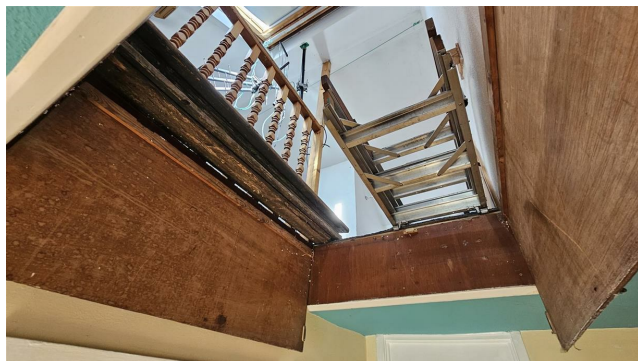
9'0 x 8'0 (2.74m x 2.44m)
with double glazed window to the front.
Central heating radiator. Built in cupboard
over the stairs.





BATHROOM

fully tiled with a three piece suite comprising a low level W.C., pedestal wash hand basin and a panelled bath with shower over and concertina screen. uPVC double glazed obscure glass window to the rear elevation. Central heating radiator.





OUTSIDE - FRONT

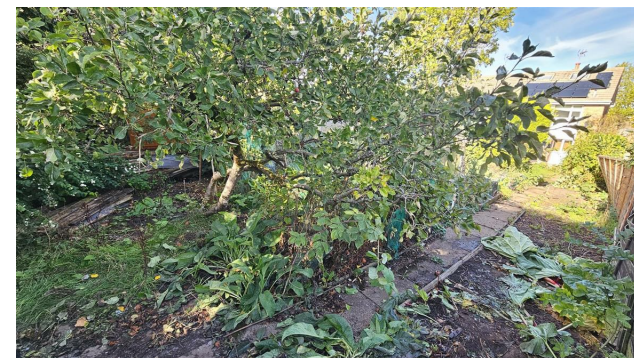
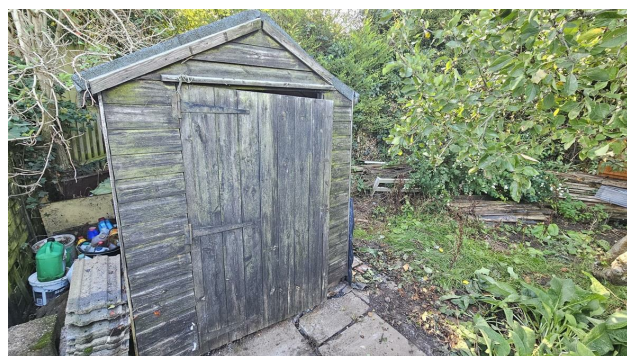
A garage is located to the left hand side of the property with a block of 3. The property has pathway from Chaworth Road that leads to the front door and a secure gate to the left hand side leads to the rear garden.





OUTSIDE - REAR

Immediately to the rear of the property is a good size patio area ideal for entertaining and al fresco dining during those balmy summer months, with a large area of lawn with mature shrub borders. Leading on from the lawn is a further garden area that leads to the head of the garden where there is a timber shed and a vegetable plot area. The light and airy aspect and tremendous privacy at the rear should put this property at the top of your viewing list... often requested but seldom found... the well-stocked garden will require some 'taming' to bring it back to its obvious former glory.





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!

