

**FOR SALE**

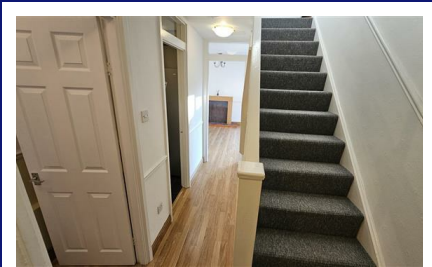
**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**11 ORCHARD CLOSE, BARNSTONE,  
NOTTINGHAMSHIRE NG13 9JE**

**£995 PCM**





## 11 ORCHARD CLOSE, BARNSTONE, NOTTINGHAMSHIRE NG13 9JE

Hammond Property Services are delighted to bring to the market this 3 bed family home suited in the beautiful village of Barnstone.

The property comprises of a driveway for two cars, 2 good size out houses and side access to the good sized rear garden. The ground floor includes a downstairs toilet, large living room with wooden flooring and a neutral decor, fitted kitchen with Gas cooker and an American style Fridge Freezer, with a back door leading on to the rear garden. To the first floor there are 2 Double bedrooms and a Single Bedroom with a modern shower room.

Available from Early September.

Pets by negotiation  
No Smokers  
Council Tax Band: B

Call to arrange your viewing and avoid disappointment.

**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 Act 2019.

### VIEWING APPOINTMENT

**Date:** \_\_\_\_\_

**Time:** \_\_\_\_\_

**Meeting:** \_\_\_\_\_

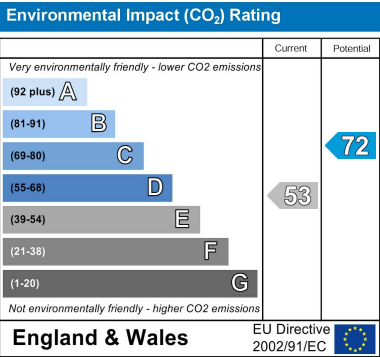
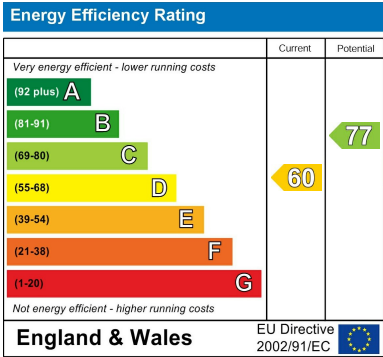


DIRECTIONAL NOTE

For Sat Nav use Post Code: NG13 9JE

Council Tax Band

B





Simply visit [www.hammondpropertyservices.com](http://www.hammondpropertyservices.com) and click on the Quiz link to download your copy of this year's Quiz.

Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £2,103 last year for this extremely important Charity.

See all our properties at



Find us on Facebook

Hammond Property Services Bingham



Follow us on Twitter

@HammondProperty

## BINGHAM'S COMMUNITY ESTATE AGENT

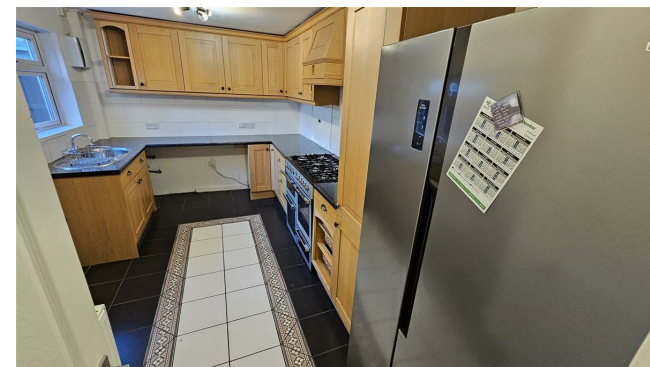
We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

[sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)







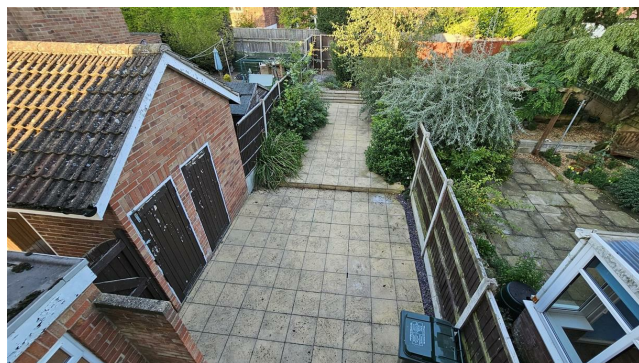
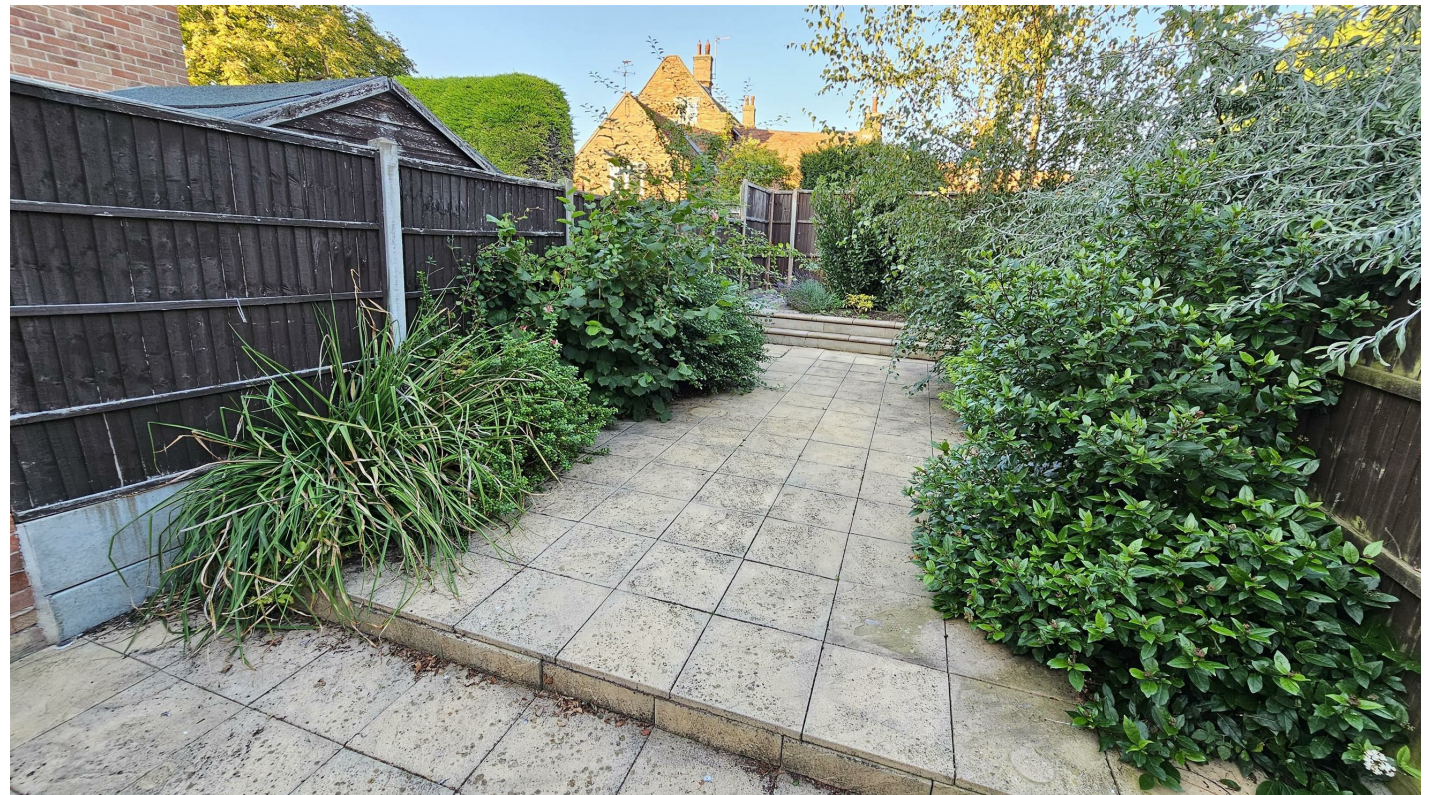
























Steve Pritchett

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

01949 87 86 85

## Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

**FULLY MANAGED** or **INTRODUCTION 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.

For more information, please call **Sharon** on **01949 87 86 90**



PEARL ANNIVERSARY



**RAISING MONEY FOR  
PEARL THE GUIDE DOG**

**GUIDE DOGS FOR THE BLIND**

**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!**