



Hammond
Property Services

FOR SALE

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

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Bingham
Nottinghamshire
NG13 8AR

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**36 PORCHESTER ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8ES**

£215,000

36 PORCHESTER ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8ES

An ideal opportunity for first time buyers, couples or those looking to downsize requiring a spacious single storey property, located in a popular area of Bingham and within easy reach of the wealth of amenities. The property offers approximately 1044 sq ft / 97 sq m of accommodation and is perfect for those local folk who are looking to downsize and to stay near friends and family, but also perfect for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

The property is offered to the market with NO UPWARD CHAIN and comprises initial entrance hall leading into a spacious open plan living/dining area, with a kitchen that leads into the conservatory which is overlooking the very private rear garden. An inner hallway leads to two double bedrooms and the 'wet' shower room.

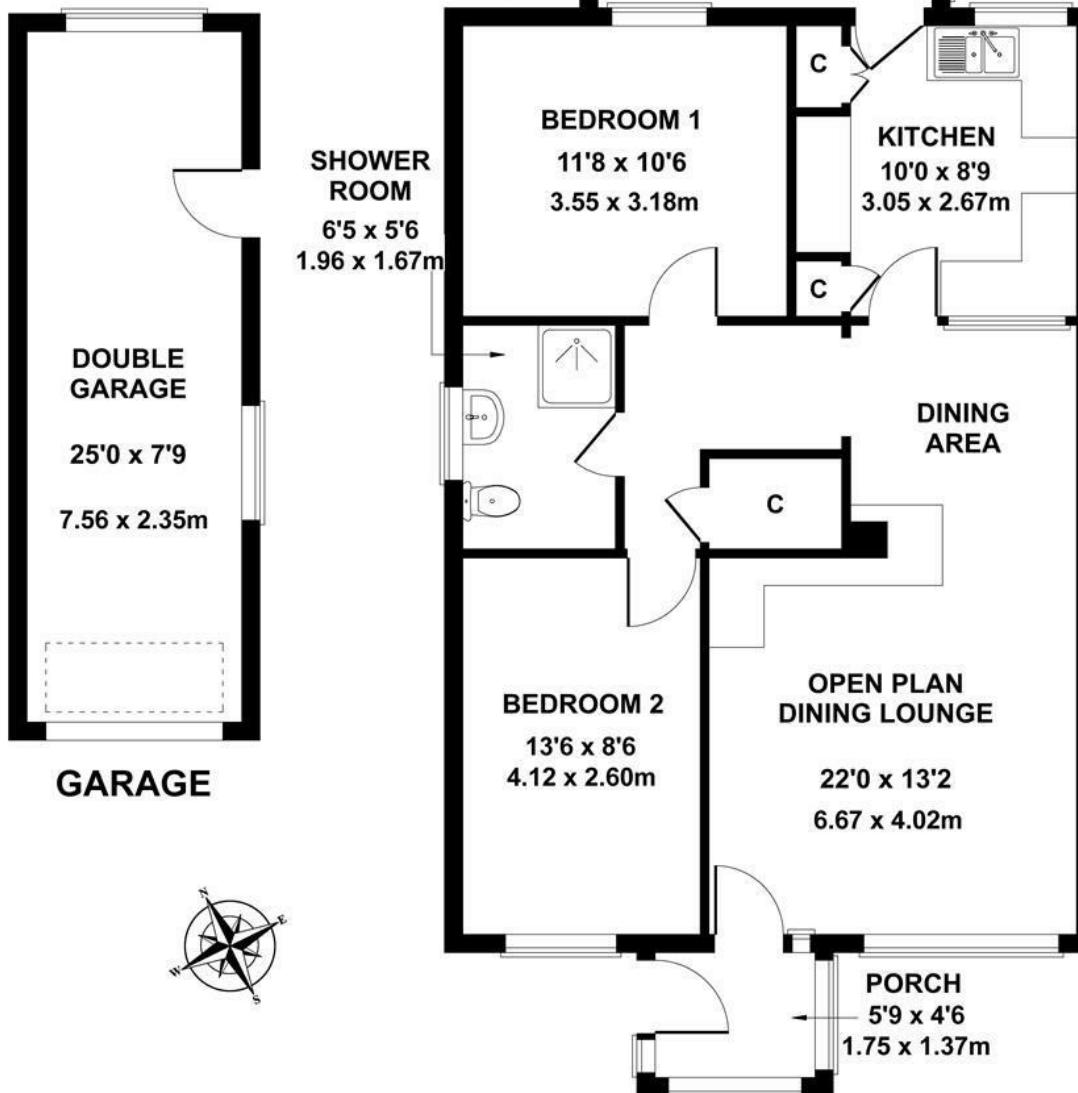
The property is situated at the end of a cul-de-sac within a very popular area that is close to the centre of the Town, set back from the road behind a colourful and well-stocked frontage that is mainly laid to lawn with driveway to the left hand side providing off road car standing for two vehicles and leading to the lengthy garage. The rear garden is mainly laid to lawn and enclosed by panelled fencing with a patio that is ideal for those who enjoy al fresco dining during those balmy summer evenings. A timber shed provides additional storage for garden equipment.

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.



Not to Scale.
For Illustrative Purposes Only.

**Approximate Gross Internal Area
1044 sq ft - 97 sq m**



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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			72
(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	

Council Tax Bands

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DIRECTIONAL NOTE Leaving the Bingham Market Place, turn right onto Long Acre and continue through the traffic lights onto Nottingham Road and take a left turn into Porchester Road. Turn left again and follow the road to the end of the cul-de-sac where the property will be found on the left hand side; clearly identified by our Hammond Property Services For Sale board.

For Sat Nav use Post Code; NG13 8ES

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

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

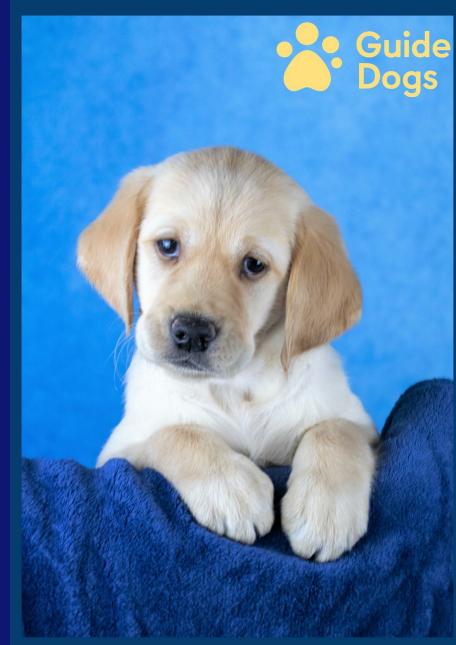


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

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.





A composite and double glazed entrance door leads through to the

HALLWAY

with a glazed door into the

OPEN PLAN DINING LOUNGE

22'0 x 13'2 (6.71m x 4.01m)

LOUNGE AREA

A spacious open plan lounge area with feature fireplace, UPVC double glazed picture window to the front elevation and central heating radiator. This area is open plan to the dining area.





DINING AREA

with an opening through to an inner hallway and a glazed door into the





KITCHEN

10'0 x 8'9 (3.05m x 2.67m)

with a refitted range of wall, base and drawer units, four runs of rolled edge work surface with inset stainless steel sink and drainer unit with chrome mixer tap, tiled splashbacks, electric cooker point, plumbing for a washing machine. Half glazed door leading to the conservatory.



CONSERVATORY

12'0 x 8'0 (3.66m x 2.44m)

with double glazed windows and double glazed double doors opening out onto the patio area of the rear garden. A central heating radiator ensures that this room can be used throughout the year and is the perfect vantage point from which to enjoy the privacy of the rear aspect.





From the dining area an open doorway leads through to an inner hallway.

INNER HALLWAY

with access to loft space, built in airing cupboard providing useful storage.

BEDROOM 1

11'8 x 10'6 (3.56m x 3.20m)

A double bedroom with wardrobes, a central heating radiator, UPVC double glazed picture window overlooking the rear garden through the conservatory.





'WET' SHOWER ROOM

with a three piece white suite comprising the shower area with handset fittings, a low flush W.C., wash hand basin with chrome mixer tap and cupboard under, towel radiator, white tiled walls, obscure glazed window to the side elevation.

BEDROOM 2

13'6 x 8'6 (4.11m x 2.59m)
with a central heating radiator, and double glazed window overlooking the front.



OUTSIDE - FRONT

The property is situated at the end of a cul-de-sac within a very popular area that is close to the centre of the Town, set back from the road behind a colourful and well-stocked frontage that is mainly laid to lawn with driveway to the left hand side providing off road car standing for two vehicles and leading to the lengthy garage.

OUTSIDE - REAR

The rear garden is mainly laid to lawn and enclosed by panelled fencing with a patio that is ideal for those who enjoy al fresco dining during those balmy summer evenings. A timber shed provides additional storage for garden equipment.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
First Time Buyers
Home Movers
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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**



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Then get one of these!!!

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

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!