

FOR SALE

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Nottinghamshire
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**35 JUNIPER GARDENS, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8UA**

£310,000

2 or 3 bedrooms? You decide! A fine opportunity for you to acquire a first class Detached Bungalow positioned at the end of a very popular cul-de-sac, located only 400 yards from the local bus stop.... and with the most colourful and private gardens that we have seen this year... and, following a sensible change around with the layout at the rear, there is the added bonus space created from the old third bedroom and an extension to create the large sun room, from which to enjoy the shrubs and flowers and the manicured and well stocked colourful garden, as well as a walk through home office / study or snug area.

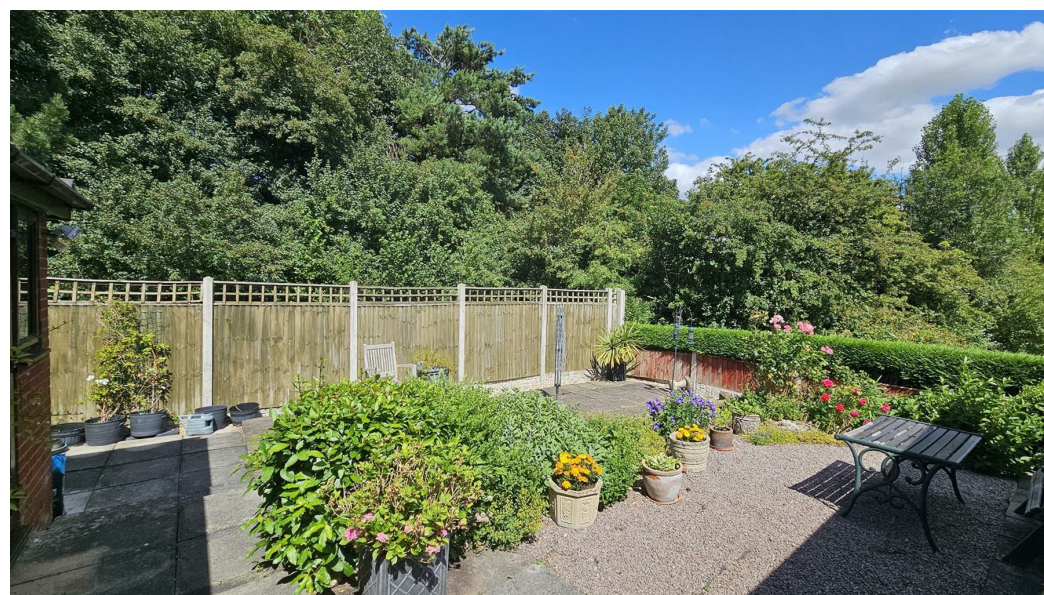
This well proportioned bungalow offers upgraded accommodation featuring gas central heating and double glazing as well as a refurbished kitchen and a detached garage accessed via a long driveway providing ample off street parking. The property overlooks an open field to the side and mature trees and shrubs to the rear - a wonderful haven of privacy!

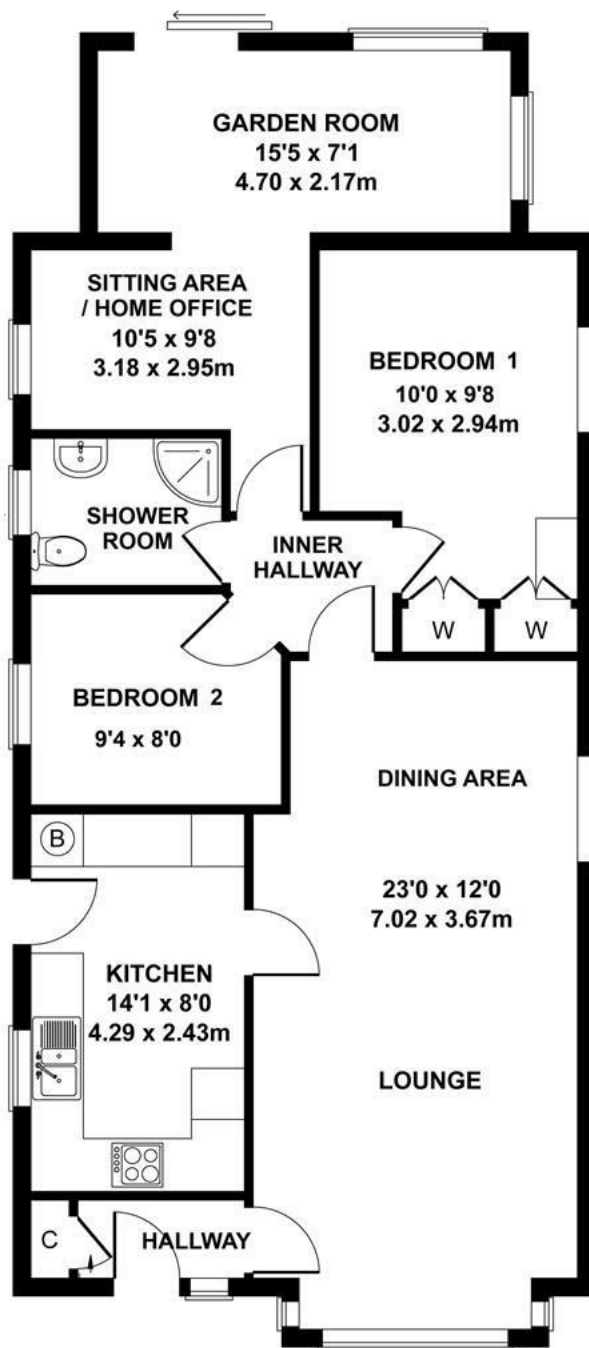
The property is being offered with the benefit of NO CHAIN to ensure a hassle-free purchase for the right buyer and is perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

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.

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.

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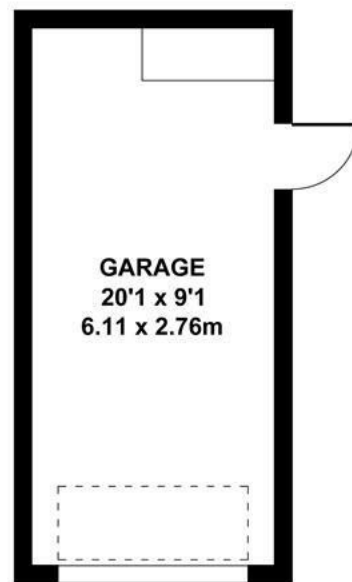


Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale.

For Illustrative Purposes Only.



GARAGE

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		
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	

Council Tax Band

D

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Police station on the right. Pass the first turning into Willow Road on the left. Take the next turning into Willow Road. Take the next right into Juniper Gardens and follow the road to the end of the cul-e-sac where the property will then be found on the left hand side, clearly denoted by a Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8UA

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.

See all our properties at
OnTheMarket.com



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Services Bingham**



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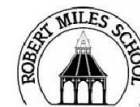
@HammondProperty



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.

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**



Double glazed entrance door through to

RECEPTION HALL

with large cloaks cupboard. Central heating radiator.

SPACIOUS DINING LOUNGE

23'0 x 12'0 (7.01m x 3.66m)

with double glazed windows overlooking the open field to the side and the landscaped front garden. Central heating radiators. Feature fireplace with electric fire.





BREAKFAST KITCHEN

14'0 x 8'0 (4.27m x 2.44m)

with butcher's block effect work surfaces to four sides with drawers and cupboards under. Wall mounted cupboard units. Tiled splash backs. One and a half bowl sink unit. Double glazed window and double glazed door to the side exterior. Plumbing for an automatic washing machine and dishwasher. Zanussi electric oven and microwave and four ring gas hob with extractor fan over. Tiled effect flooring. Boiler cupboard and fitted fridge / freezer.





INNER HALLWAY
with loft access

BEDROOM 1

10'0 x 9'8 (3.05m x 2.95m)
Central heating radiator. Two built-in sets of double wardrobes and a double glazed window overlooking the field to the side.





SITTING AREA / HOME OFFICE

10'6 x 9'8 (3.20m x 2.95m)

Double glazed window to the side and a central heating radiator.

GARDEN ROOM

15'6 x 7'0 (4.72m x 2.13m)

A wonderful addition to the Bungalow with double glazed windows overlooking the landscaped and colourful gardens and double glazed patio doors leading to the extensive patio area. A double glazed window overlooks the field to the side. Central heating radiator.





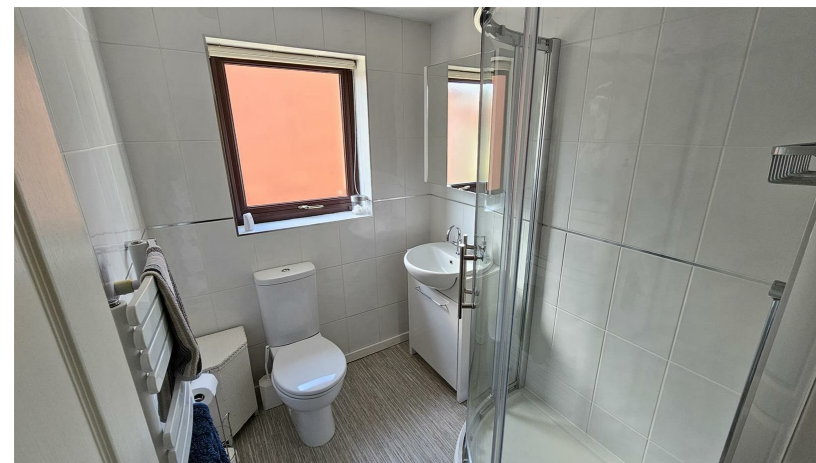
BEDROOM 2

9'4 x 8'0 (2.84m x 2.44m)

Double glazed window and a central heating radiator. This room is accessed from the inner hallway.

SHOWER ROOM

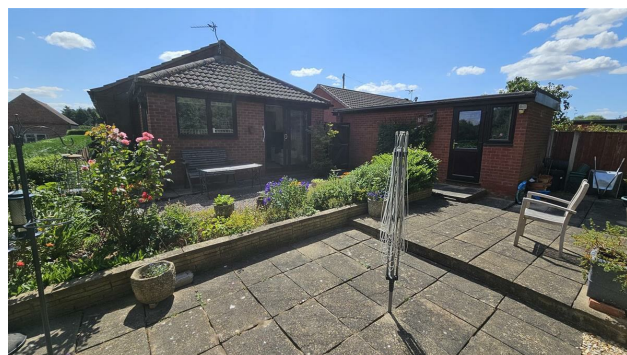
with suite comprising corner shower unit, wash basin set within a vanity unit with cupboard under and a low flush W.C. Double glazed window. Towel radiator. Complementary tiling to the walls and flooring.





OUTSIDE - REAR

To the rear is a fully enclosed and very private garden which has been landscaped for ease of maintenance in mind, with mature shrubs and plantings that provide both texture and colour and an extensive patio area for those who enjoy al fresco dining during those balmy summer evenings with a further ideal seating area from which to enjoy views across the garden, with a glass of your favourite tippie in hand... or a cup of teal!





OUTSIDE - FRONT

To the fore of the property is a low maintenance landscaped garden which is mainly lawned with inset beds, mature shrubs and a gravelled area - the perfect vantage point for the double seat from which to keep an eye on the comings and goings. A wide driveway leads to the GARAGE with up and over door and rear access door.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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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 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**





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→



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to arrange a suitable time for us to call out and to discuss what we do and how we do it!