

FOR SALE

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Nottinghamshire
NG13 8AR

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**17 MANOR ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 8EA**

BY AUCTION £190,000

17 MANOR ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8EA

The property WILL BENEFIT FROM the following IMPROVEMENTS.

- * New kitchen * New bathroom
- * New central heating * New wiring
- * New windows * New carpets
- * New doors * New skirtings & architraves
- * New décor throughout * Structural attention

OR removal and replacement with another property.

A most unusual opportunity with the Auction Deadline of 12 noon on Friday, 25th November 2022

For sale by Modern Method of Auction with a Starting Bid Price of £190,000 plus Reservation Fee. For more details, please visit

<https://www.iamssold.co.uk/auction/properties/a29720f657a842f7a2e02ca73d8df6d8>

Excellent investment opportunity requiring a comprehensive scheme of upgrading within easy walking distance of all good local facilities within Bingham.

If you are seeking a three bedroom home, favourably located close to the Centre of Bingham, this could be the property you are looking for. Requiring total modernisation, structural attention or even demolition and replacement, this is an ideal opportunity for with an eye to detail who would like to put their own stamp on a project.

The gas centrally heated offers ideal living space and would benefit from the upgrading of the items above. There is the added potential of possible extension to the side and rear to create the open plan living / kitchen arrangements that everyone is looking for!

With sales taking place in Bingham within the first 48 hours of coming to the market, early viewing is considered essential to ensure that you do not miss out as it is unlikely to remain available for very long.

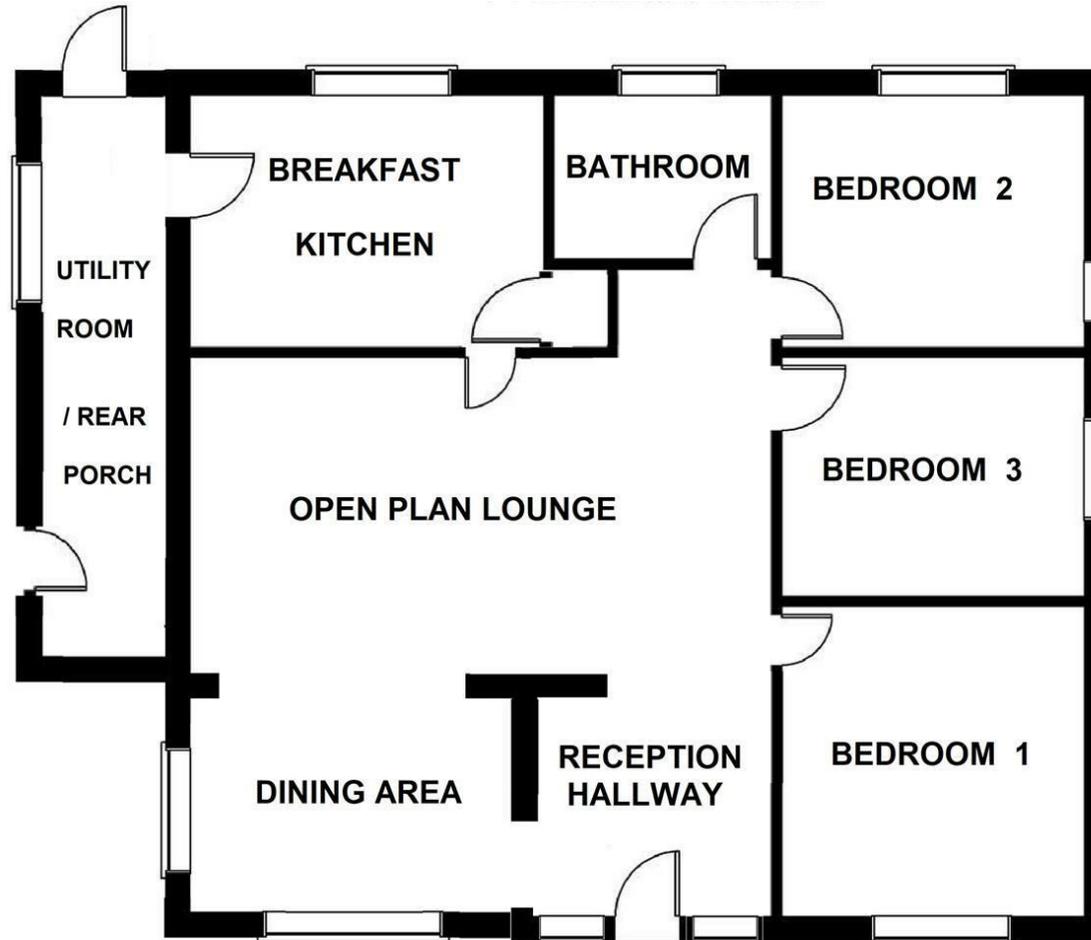


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Proceed along Long Acre East and follow the road round to the left into Cogley Lane where you will find the play park on the right hand side. Turn left into Butt Road and left again at the T junction into Holme Road. Manor Road will be on your left hand side and the property will then be found at the head of the cul-de-sac clearly denoted by the Hammond Property Services AUCTION board.

Council Tax Band

E

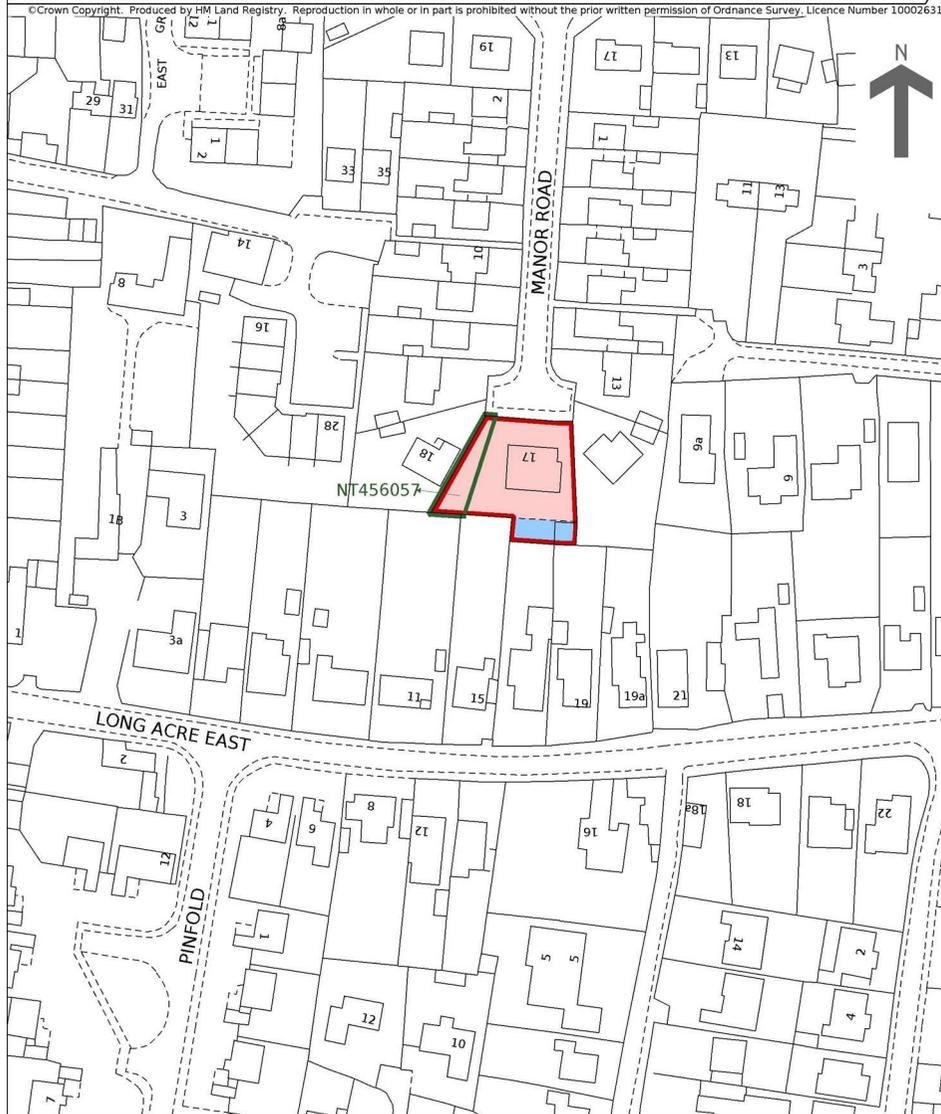
For Sat Nav use Post Code: NG13 8EA



FOR ILLUSTRATION PURPOSES ONLY



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This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

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For more details, please visit
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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

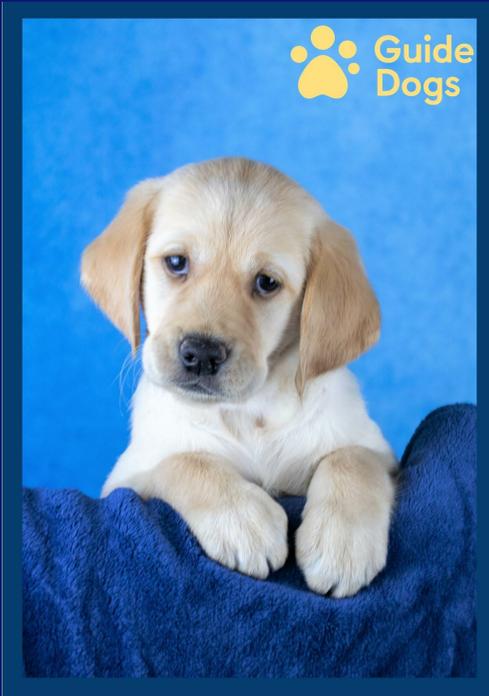
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at




Find us on Facebook

Hammond Property Services Bingham



Follow us on Twitter

@HammondProperty



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

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





OUTSIDE

There is a detached GARAGE and store shed included within the sale.

SITUATED ON A LARGE PLOT AT THE HEAD OF A CUL-DE-SAC, WITH GARDENS TO ALL SIDES AND PLENTY OF SCOPE FOR FURTHER ALTERATION OR EXTENSION, SUBJECT TO USUAL PLANNING PERMISSIONS.







RECEPTION HALLWAY

OPEN PLAN LOUNGE AREA
20'0 x 11'9 (6.10m x 3.58m)





SPACIOUS DINING ROOM





BREAKFAST KITCHEN
14'0 x 10'0 (4.27m x 3.05m)
SIDE PORCH / UTILITY AREA





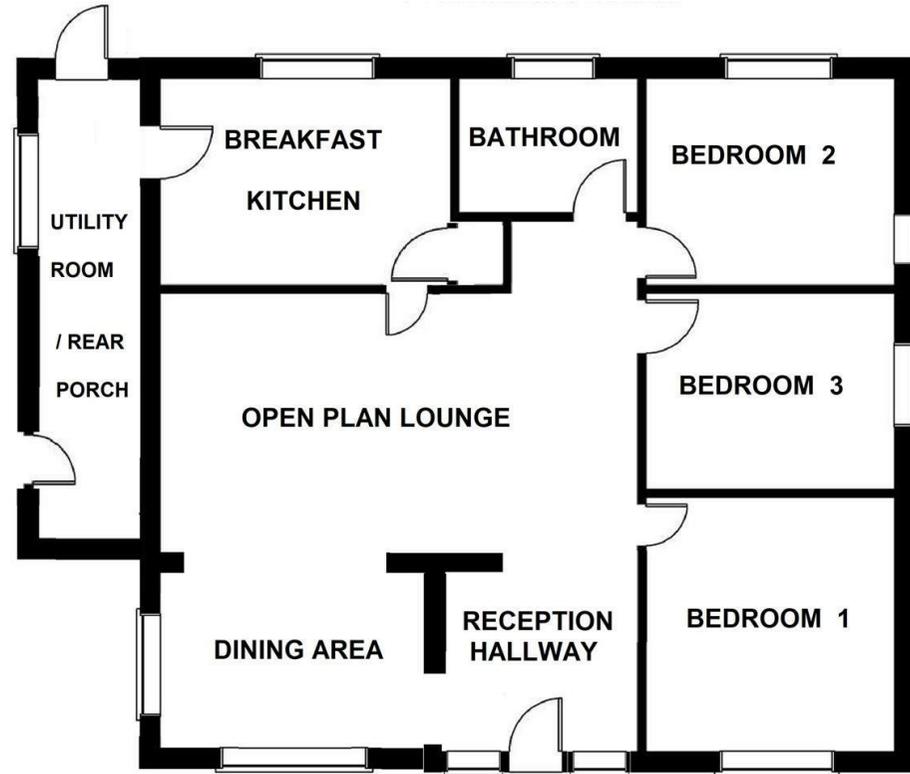
BEDROOM 1
11'9 x 11'9 (3.58m x 3.58m)

BEDROOM 2
11'9 x 10'0 (3.58m x 3.05m)

BEDROOM 3
11'9 x 9'2 (3.58m x 2.79m)

BATHROOM
8'2 x 6'6 (2.49m x 1.98m)





FOR ILLUSTRATION PURPOSES ONLY





Rosie Chick

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, call **Gaynor Haywood** on **01949 87 86 90**



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Then get one of these!!! →



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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!