Hammond
Property Services

FOR SALE

01949 87 86 85

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





40 CARNARVON PLACE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8FN

OFFERS OVER £200,000

40 CARNARVON PLACE, BINGHAM, NOTTINGHAMSHIRE NG13 8FN

Young families seeking an affordable three bedroom property - should look no further than this one! This delightful semi-detached home offers gas centrally heated and double glazed accommodation less than ten minutes' walk from the Bingham Market Place. With the bonus of one of the largest gardens at this price range and with a conservatory to the rear to which a replacement roof has been fitted in August 2026.



The property has been significanly upgraded recently and now provides good sized accommodation for growing families or, indeed, couples who enjoy having friends to stay over. Just a quick glance at the photographs will show that this is a 'walk in, put your furniture down and do very little' sort of property with a shower room to the first floor, recently fitted carpets to the main bedroom, stairs and landing.

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 and the property is being offered with the benefit of NO CHAIN to enable a speedy purchase for the right buyer.



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.

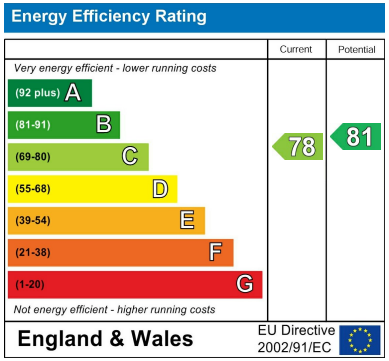
For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

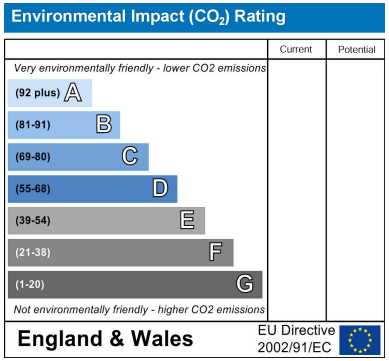
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the ‘order of the day’ Bingham has direct rail links to Nottingham and Grantham.

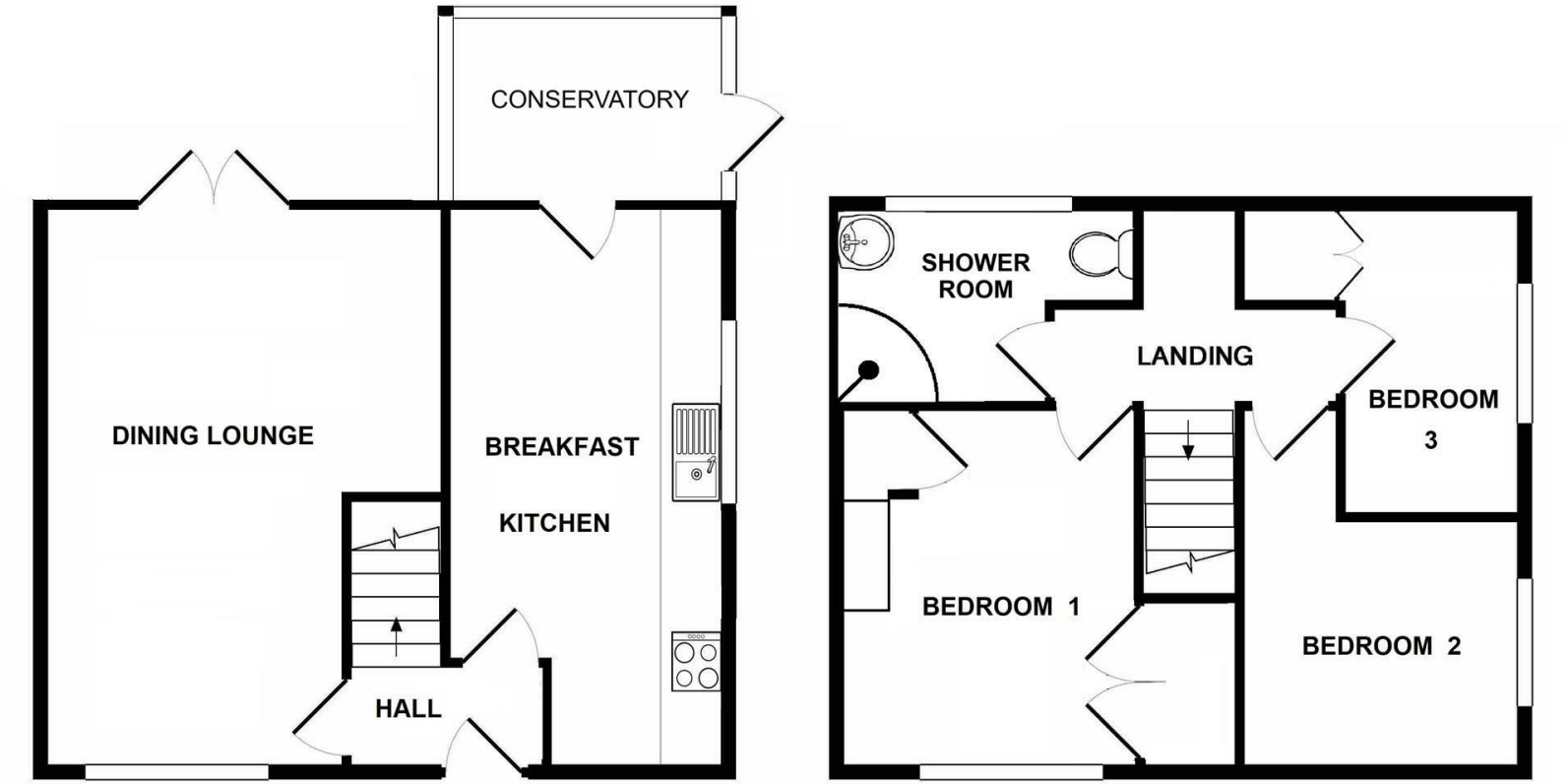
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Follow the road round the bend. Turn right into Garden Road. At the T junction turn right into Carnarvon Place where the property will then be found on the left hand side, clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code; **NG13 8FN**

Council Tax Band **B**







The property benefits from solar panels which are subject to a lease agreement with A Shade Greener Maintenance Limited, who are responsible for their maintenance. The vendors have advised that, to the best of their knowledge, approximately 11 years remain on the current lease term. Prospective purchasers are advised to satisfy themselves as to the precise terms and remaining duration of the agreement.

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.

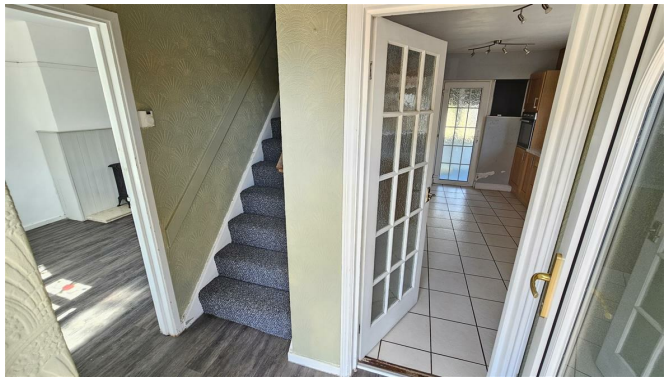
1st January 2026

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 HALL
Entrance door, central heating radiator, staircase rising to the first floor and doors leading to kitchen and lounge.

DINING LOUNGE
17'9 x 13'3 (5.41m x 4.04m)
Double glazed picture window to the front aspect, double glazed double doors to the rear leading to the rear garden, a central heating radiator, under stair recess and wood-effect laminate flooring.















BREAKFAST KITCHEN
18'6 x 10'0 (5.64m x 3.05m)
Double glazed window to the side aspect, double glazed door to the rear leading into the conservatory, a combination of wall and base fitted units with work surfaces, inset sink and drainer unit with mixer tap over, Integrated electric hob, electric oven and extractor hood, fridge freezer with space and plumbing for a dishwasher and washing machine.Tiled splash backs and flooring. Wall mounted Worcester Bosch boiler.

CONSERVATORY
with double glazed windows and double doors leading into the rear garden. A new roof has been fitted in August 2026.







LANDING
Double glazed window to the rear aspect, access to roof void which is boarded and there are doors to the first floor accommodation.

BEDROOM ONE
13'3 x 12'0 (4.04m x 3.66m)
Double glazed window to the front aspect, central heating radiator and doors to built in wardrobes over the stairs and a separate cupboard.

SHOWER ROOM
Double glazed obscured window to the rear aspect, central heaitng radiator, corner shower within enclosure, wash basin, a low level W.C.











BEDROOM TWO
9'0 x 7'6 (2.74m x 2.29m)
Double glazed window to the side aspect and central heating radiator.

BEDROOM THREE
10'0 x 6'3 (3.05m x 1.91m)
Double glazed window to the side aspect, central heating radiator and a built-in doors to storage cupboards.











OUTSIDE - FRONT
To the front an easy to maintain garden with walled and fenced boundaries and gated entry onto the block-paved driveway which leads to the detached garage.











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OUTSIDE - REAR

Side gated access leads to a fully enclosed and larger than average rear garden with a decked patio seating area, lawn, borders, garden shed. There are plenty of mature trees and shrubs to provide both the colour and texture seldom seen with properties at this price range.











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!









Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

Mortgages for:
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Home Movers
Re-mortgages
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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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on
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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!