

**FOR SALE**

**01949 87 86 85**

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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



**6 HARRIS ROAD, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 7AF**

**£235,000**

## 6 HARRIS ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 7AF

A 2 bedroomed home on the Romans Quarter development in Bingham with an open plan living/kitchen/dining area, with large understairs storage cupboard & WC to the ground floor. Upstairs offers, there are two double bedrooms, a bathroom & further storage. Two parking spaces to the front and a recently landscaped rear garden.

The Freehold of this property is available at a figure of £235,000

About Shared Ownership - Shared Ownership enables you to buy a share of a home with a mortgage and pay rent on the remaining share. There will be a lease for the portion of the home you don't purchase, with Sparrow Homes. Initially you can buy 30% share of this home at a figure of £70,500 with a further payment of rent at a figure of £430.51 per calendar month with a separate monthly Service Charge of £55.06. You can buy more shares or take your ownership to 100% at a later date; this is known as staircasing.

At Roman's Quarter there is brand new primary school a few minutes' walk away, whilst working professionals can benefit from great road and rail links nearby. You'll also find plenty of bicycle and walking routes throughout the development.

Bingham is a very popular market town which is about 8 miles east of Nottingham City. There is breath taking countryside in the Vale of Belvoir just a few miles away. The development has good travel links by car and train, the A46 is just a short distance and the A1 about 10 miles away. Grantham is less than 30 minutes where a fast train to London takes just over an hour.

If purchasing only a percentage of the property, then the property will be Leasehold and subject to the 125 year Lease... further details will be available from our office.

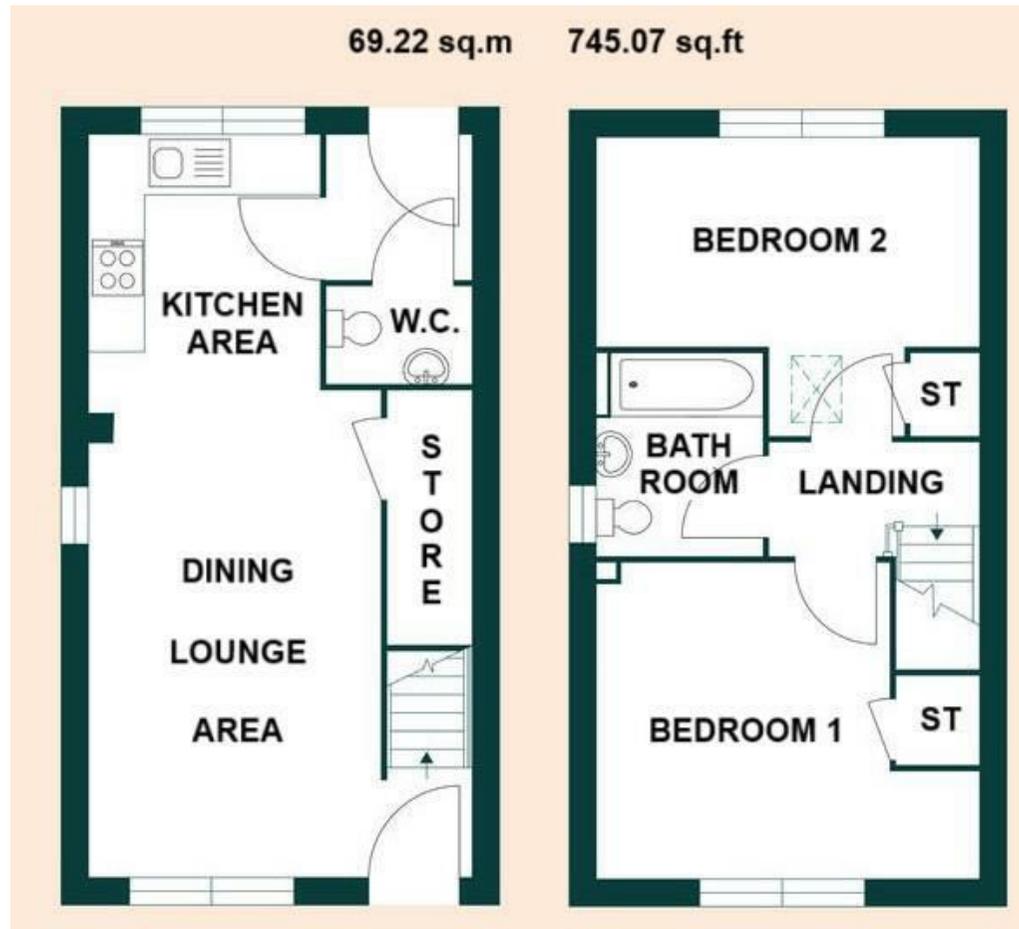
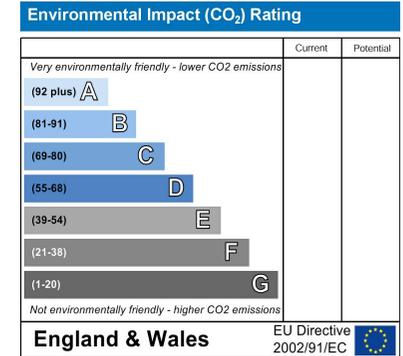
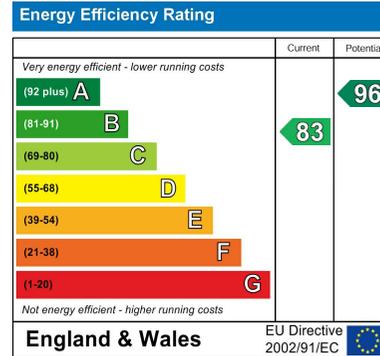


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, Penson Gardens on the right and then Henshaw Drive on the left, turn next right into Cabourn Drive and turn left at the T Junction. Pass Cowdell Grove on your right and then Harris Road is the next right turn and this particular property will be found on the right hand side corner clearly denoted by the Hammond Property Services For Sale board.

**For Sat Nav use Post Code:** NG13 7AF

Council Tax Band

**B**





Entrance door through to the

**ENTRANCE HALL**

Stairs rising to the first floor.

**OPEN PLAN DINING LOUNGE & KITCHEN**

26'8 x 14'0 (8.13m x 4.27m)

Double glazed window overlooking the front elevation, central heating radiator and an understairs storage cupboard. Fully fitted kitchen to the rear.





**BREAKFAST KITCHEN AREA**

**REAR LOBBY AREA**  
with a central heating radiator and a  
double glazed door to the rear garden  
and a door into the

**GROUND FLOOR CLOAKROOM**





### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

14'0 x 11'6 (4.27m x 3.51m)

Double glazed window overlooking the front elevation, a central heating radiator and a wardrobe recess. Very useful and deep airing cupboard.





**BEDROOM TWO**

14'0 x 7'6 (4.27m x 2.29m)  
Double glazed window overlooking the rear elevation, a central heating radiator and a wardrobe recess.

**BATHROOM**

Fitted with a white bath with shower over and screen, a wash hand basin, low flush W.C.





### **OUTSIDE - FRONT**

To the front of the property is a double width driveway providing off street parking for two vehicles and an electric car charging point has been thoughtfully fitted.

### **OUTSIDE - REAR**

The current owners have landscaped the garden to create more useable areas including an extended area of patio and a pathway that leads to the gravelled BBQ area which is perfect for those who enjoy entertainign family and friends during those balmy summer evenings.

