

FOR SALE

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www.hammondpropertyservices.com

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**42A ROCKINGHAM GROVE, BINGHAM,
NOTTINGHAMSHIRE NG13 8RY**

£875 PCM



42A ROCKINGHAM GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8RY

A well presented detached home having been completed in only 2013, This home has been newly, professionally decorated throughout in neutral colours, Allocated parking available.

With gardens to the front and rear featuring mature trees. There is a burglar alarm installed, UPVC double glazed windows, gas fired central heating and neutral decoration throughout.

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.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!

Pets considered on an individual basis

Non-smokers only

Council Tax Band C

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late rent payment determined by the Tenant Fees Act 2019.

VIEWING APPOINTMENT

Date: _____

Time: _____

Meeting: _____



DIRECTIONAL NOTE Leaving our Bingham office on Market Street turn right onto Long Acre and travel through the traffic lights onto Nottingham Road. Continue along here turning right into Thoresby Road and left at the junction with Bowland Road. Continue for a short distance turning left into Rockingham Grove and follow the road round to the left and then the right, the property will then be found on the left hand side, a short walk from the end of the cul de sac and clearly denoted by our Hammond Property Services For Sale board.

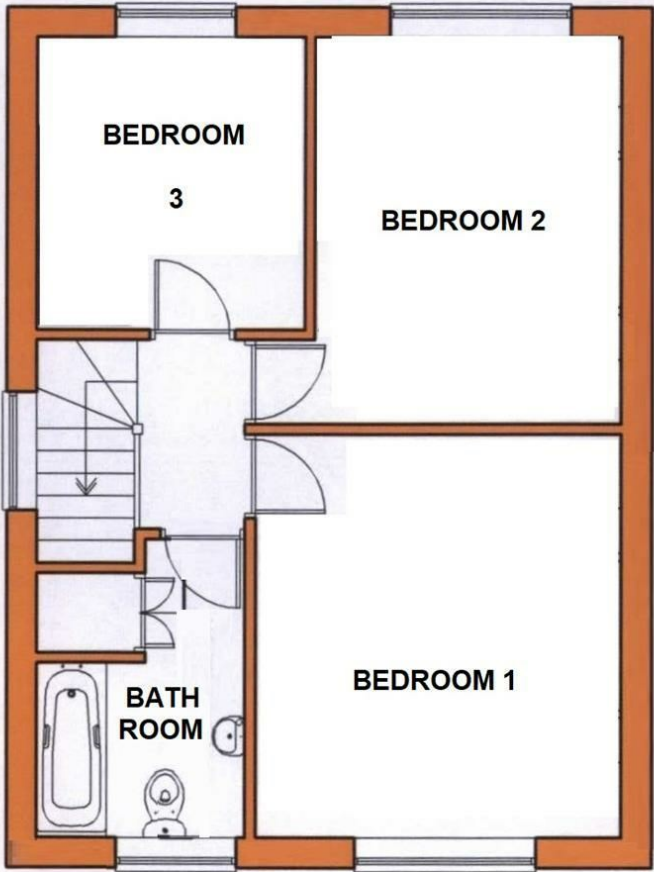
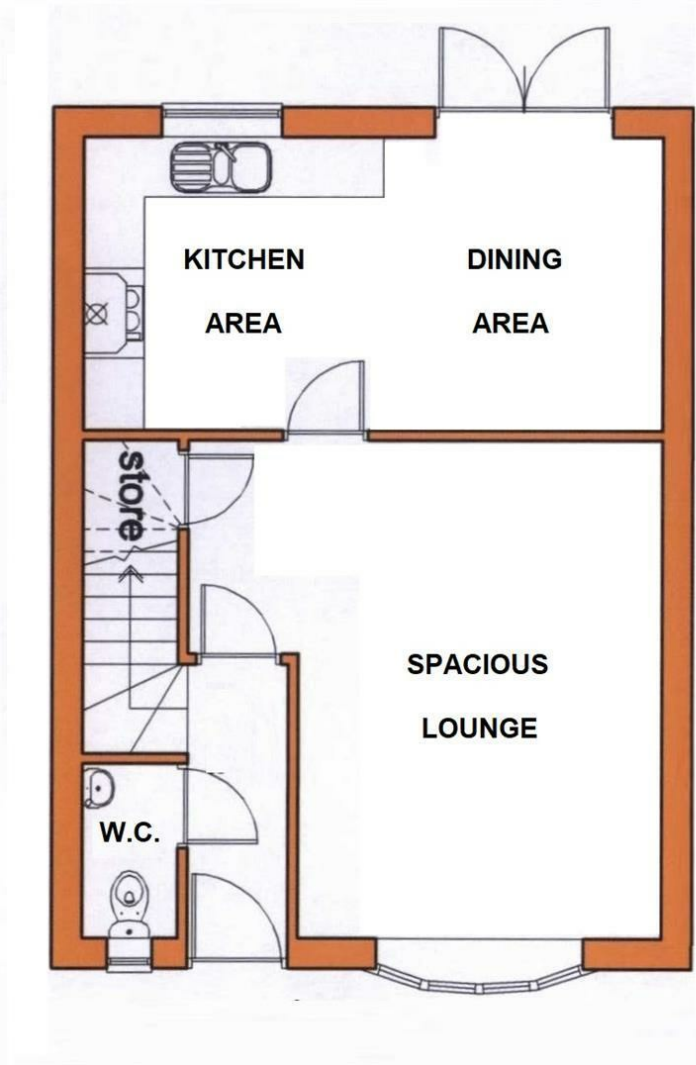
For Sat Nav use Post Code: NG13 8RY

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	89
(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





Simply visit www.hammondpropertyservices.com and click on the Quiz link to download your copy of this year's Quiz.

Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £2,103 last year for this extremely important Charity.

See all our properties at



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Hammond Property Services Bingham



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@HammondProperty

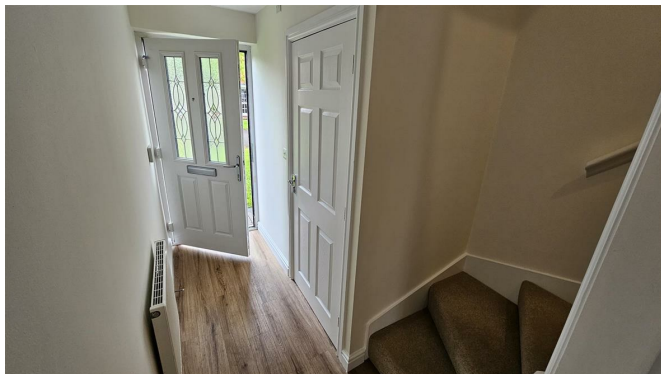
BINGHAM'S COMMUNITY ESTATE AGENT

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





A upvc double glazed front entrance door provides access to an:

HALLWAY

with a central heating radiator, tiled floor, triple spotlight, smoke detector.

CLOAKROOM

with a low level W.C., pedestal wash hand basin, central heating radiator, extractor and electrical consumer unit.



LOUNGE

16'6 x 15'6 (5.03m x 4.72m)
with a bay window to the front elevation, central heating
radiator, cupboard extending beneath the stairs, smoke
detector and light point.





DINING KITCHEN

18'10 x 9'4 (5.74m x 2.84m)
with a range of cream Shaker style cabinets with plenty of cupboards and drawers, granite effect work surfaces and upstand with inset sink and drainer unit. Integrated appliances include a BRAND NEW & unused built-in oven (fitted May 2023) and Lamona gas hob with brushed steel chimney style extractor over, fridge/freezer, integrated Lamona dishwasher and washing machine, recessed lighting, wood style flooring, double glazed window and sliding patio doors leading out to the rear garden.





STAIRCASE TO THE FIRST FLOOR LANDING

BEDROOM 1

15'11 x 13'4 (4.85m x 4.06m)
with a double glazed window and a central heating radiator.

BEDROOM 2

12'7 x 10'3 (3.84m x 3.12m)
with a double glazed window and a central heating radiator.





BEDROOM 3

9'5 x 8'3 (2.87m x 2.51m)

with a double glazed window and a central heating radiator.

BATHROOM

Featuring a shower bath with glazed shower screen and shower over the bath, low level W.C., wash hand basin with cabinet beneath, airing cupboard housing the condensing gas central heating boiler, recessed lighting, tiled surround, mirror with lights over.

OUTSIDE



To the fore of the property is an open plan lawned garden and a pathway leading to the front door.

To the rear of the property the garden is enclosed on three sides by timber panel fencing with gated access onto a gravel car parking area providing off street parking for two cars for this new home. There is a lawned area with established Mountain Ash and a patio extending the full width of the property and a gravel path.



Steve Pritchett

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, please call **Sharon** on **01949 87 86 90**



PEARL ANNIVERSARY



**RAISING MONEY FOR
PEARL THE GUIDE DOG**

GUIDE DOGS FOR THE BLIND

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!