



**Hammond**  
Property Services

**FOR SALE**

**01949 87 86 85**

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11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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



**108 TRENCHARD CLOSE, NEWTON, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8HH**

**£230,000**

## 108 TRENCHARD CLOSE, NEWTON, NOTTINGHAMSHIRE NG13 8HH

Attention young professionals / property investors – the sale of 108 Trenchard Close offers the perfect opportunity to purchase a well-proportioned home which provides delightful semi-rural living. This section of Trenchard Close offers the ideal blend of country living yet close by to all amenities provided by nearby Bingham.

This three bedroom property enjoys a wonderful and open aspect to the rear overlooking adjacent greenery and play area (accessed through a gate in the fencing) and a southerly facing and sunny rear garden - perfect for those who enjoy al fresco dining during those balmy summer evenings within the fully enclosed rear garden.

Newton is a small village just a couple of miles from Bingham where there are a range of shopping and educational facilities. This fine home is also just a short distance from the recently improved A46 and A52 which provides access to all surrounding centres including Nottingham, Newark, Leicester and Grantham.

The development is superbly located just off the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance following the recent upgrading works to the A46 now that it enjoys a dual carriageway. For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!

N.B. - THE PROPERTY IS BEING SOLD WITH NO UPWARD CHAIN and there is a service charge for 2025/26 of £26 per month, payable to the Trenchard Close Residents Company Limited for the upkeep and landscape maintenance of the surrounding land.



**GATED ACCESS TO THE COMMUNAL PARKLAND**



# 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](mailto:sponsorship@hammondpropertyservices.com)

**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. At the island take the second exit as directed to Doncaster (A6097). At the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until turning left at the large Willow Tree before entering the gates to Newton Park. Bear immediately right again and this particular property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

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

## 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>84</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>66</b>		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Council Tax Band

**A**



**ENTRANCE PORCH**

with double glazed windows and tiled flooring. Entrance door into

**HALLWAY**

with stairs to the first floor. Double glazed window to the front. Central heating radiator and wood effect flooring.





**DINING LOUNGE**

with double glazed windows overlooking the rear garden and double doors leading onto the decking area of the southerly facing rear garden.





### **KITCHEN**

with two double glazed windows to the front and side elevation, rolled top 'butcher's block' work surfaces, range of fully fitted cupboards and units, one and a half bowl sink with mixer tap and drainer, four ring electric hob with electric oven under, wood effect flooring, plumbing for a dishwasher or a washing machine, storage cupboard.

### **UTILITY LOBBY**

with a double glazed door to the front elevation and tiled flooring. Sink unit with mixer tap, plumbing for a washing machine and space for a dryer, wall mounted cupboard units.



### **CLOAKROOM / W.C.**

with two piece suite comprising low flush W.C. and wash hand basin. Double glazed window. Central heating radiator.





**LANDING**

with a double glazed window to the front elevation and an airing cupboard.

**BEDROOM 1**

with a double glazed window to the rear elevation overlooking the garden and open area beyond, central heating radiator, built-in double wardrobe.





**BEDROOM 2**

with a double glazed window to the rear elevation overlooking the garden and open area beyond, central heating radiator, built-in wardrobes

**BATHROOM**

a half-tiled room with a double glazed opaque window to the front elevation, panelled bath with shower over, towel radiator, low flush W.C. and a pedestal wash basin.





**BEDROOM 3**

with a double glazed window to the front elevation, central heating radiator, built in wardrobe cupboard.

**OUTSIDE - FRONT**

The property has a predominantly lawned front garden with a pathway leading to the front porch.





### **OUTSIDE - REAR**

To the rear is a fully enclosed and predominantly lawned rear garden with a large area of decking, secure fencing to all sides, shed and gated access leading directly out to the communal parkland area. A wonderful haven of tranquility within the communal setting of mature trees and flowers with a bench from which to enjoy the changing colours as the sun sets over the seasons... and it is all maintained by someone else as part of your service charge for the Maintenance and Management of the Communal Areas





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Steve Pritchett

Please contact us for a FREE discussion on our services

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**akerspritchett.com**

MORTGAGE &  
PROTECTION ADVISORS

Mortgages for:  
First Time Buyers  
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?

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**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**



**LET BY**

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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!