

**FOR SALE**

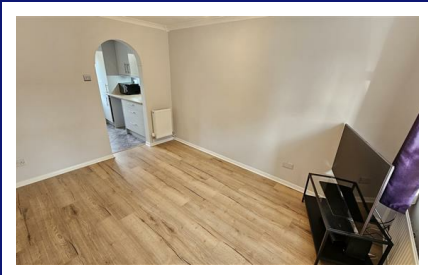
**01949 87 86 85**

[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)



**57 BRENDON GROVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8TN**

**£875 PCM**



## 57 BRENDON GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8TN

This two bedroom modern townhouse is located within this highly sought after community and occupies an enviable cul-de-sac position. Just a short walk from the market town centre in Bingham, this property is sure to be popular. Brendon Grove is close to the Rugby Club and a play park and is within walking distance to Robert Miles School.

The front of the property has a driveway and a porch leading into the hallway.

Living Room – Bright, open space with bay window to the front. Hard wood effect flooring throughout the hall and lounge.

Kitchen – Gloss wall and base units. Space for fridge, plumbing for a washing machine, electric oven and hob and extractor fan, and a window to the rear overlooking the garden.

Bedroom 1 – Spacious double bedroom with double glazed window to the front, a very deep fitted sliding wardrobe with a range of full hanging space and shelving.

Bedroom 2 – Single bedroom with wood effect laminate flooring and double glazed window to the rear.

Bathroom – Modern 3-piece white suite including shower over bath, WC and hand wash basin.

Exterior– The kitchen door opens onto a patio area and the garden has been landscaped to provide a low maintenance space with shed. The front of the property has a porch with an area for a bin or storage. The property is fully double glazed and is Gas Centrally heated.

**\*\* NO PETS \*\***

**\*\* NON-SMOKERS ONLY\*\***

**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 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.



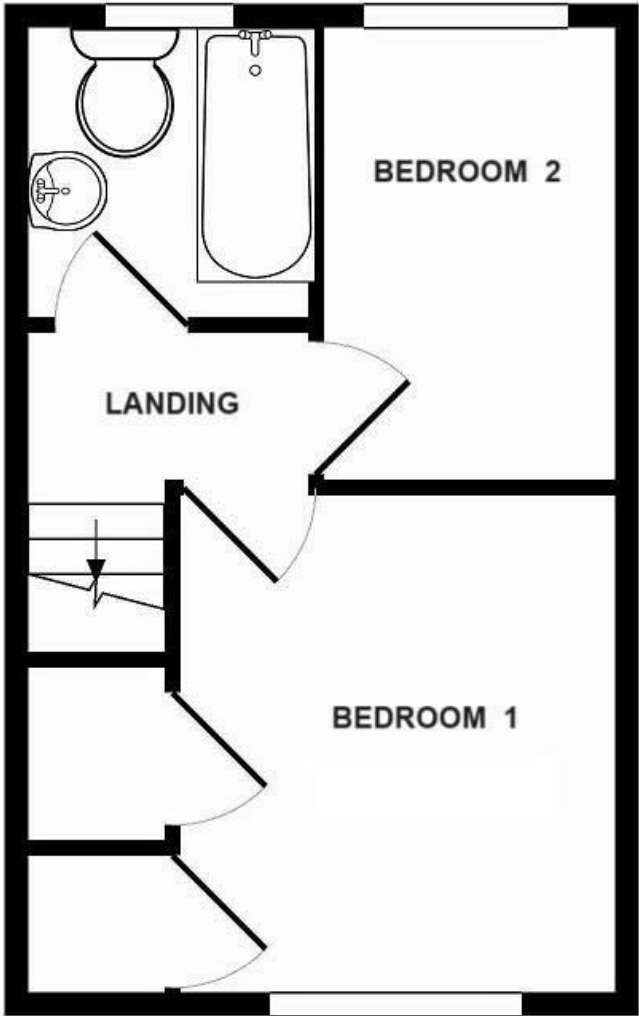
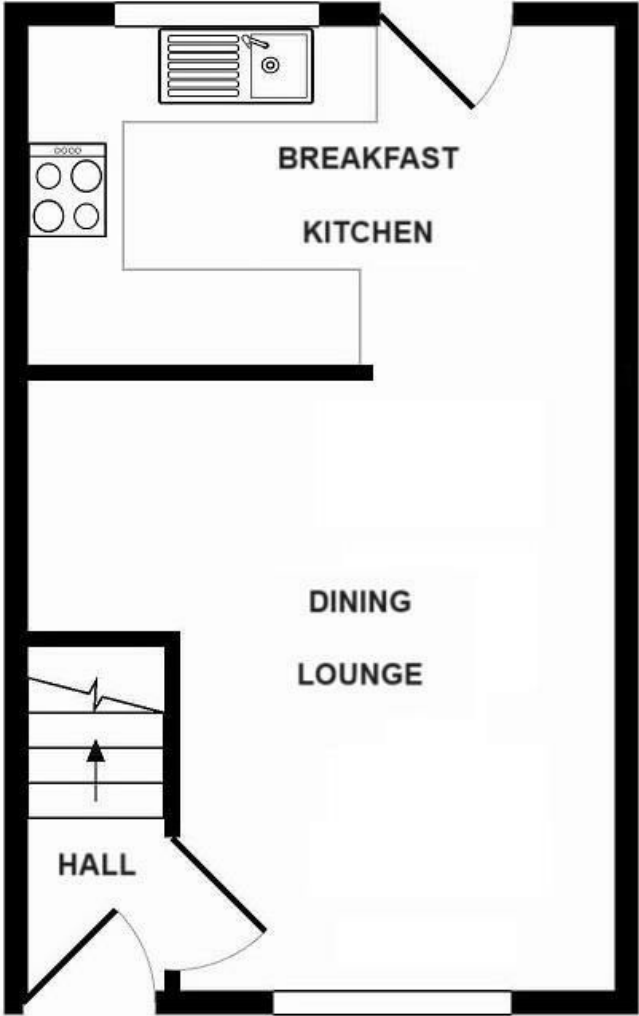
DIRECTIONAL NOTE

For Sat Nav use Post Code: NG13 8TN

Council Tax Band A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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.

See all our properties at  




Find us on Facebook

Hammond Property  
Services Bingham



Follow us on Twitter

@HammondProperty

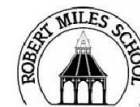


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

## 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

  
ONLINE, ON THE PHONE, ANYTIME  
childline.org.uk | 0800 1111



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)

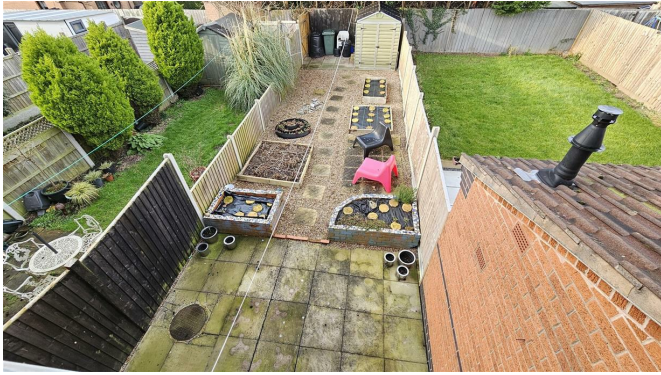
































To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

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



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?

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**





**SOLD**

01949 87 86 85

www.hammondpropertyservices.com

← Want one of these???

**Then get one of these!!!**

→



**FOR SALE**

01949 87 86 85

www.hammondpropertyservices.com

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

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!