

FOR SALE

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**34 EDEN WALK, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8YZ**

OFFERS OVER £160,000

34 EDEN WALK, BINGHAM, NOTTINGHAMSHIRE NG13 8YZ

An opportunity to acquire a first floor, coach house property, with both UPVC double glazing and gas central heating. The property is being sold with NO UPWARD CHAIN.

The good news is that the length of the Lease is 999 years which began in 25th April 2014.

The property is accessed via an entrance door with staircase rising to the first floor, where there is a light and airy L shaped living / dining room, a fitted kitchen with integrated appliances, two bedrooms and a bathroom.

The bonus feature with this property is its position, being nicely tucked away from the sound of passing traffic as well as enjoying an integral garage beneath the property. Immaculately presented following a professional deep clean, the property is ready for you to walk in, put your furniture down and do nothing!

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 and bus routes to Nottingham and the surrounding villages.

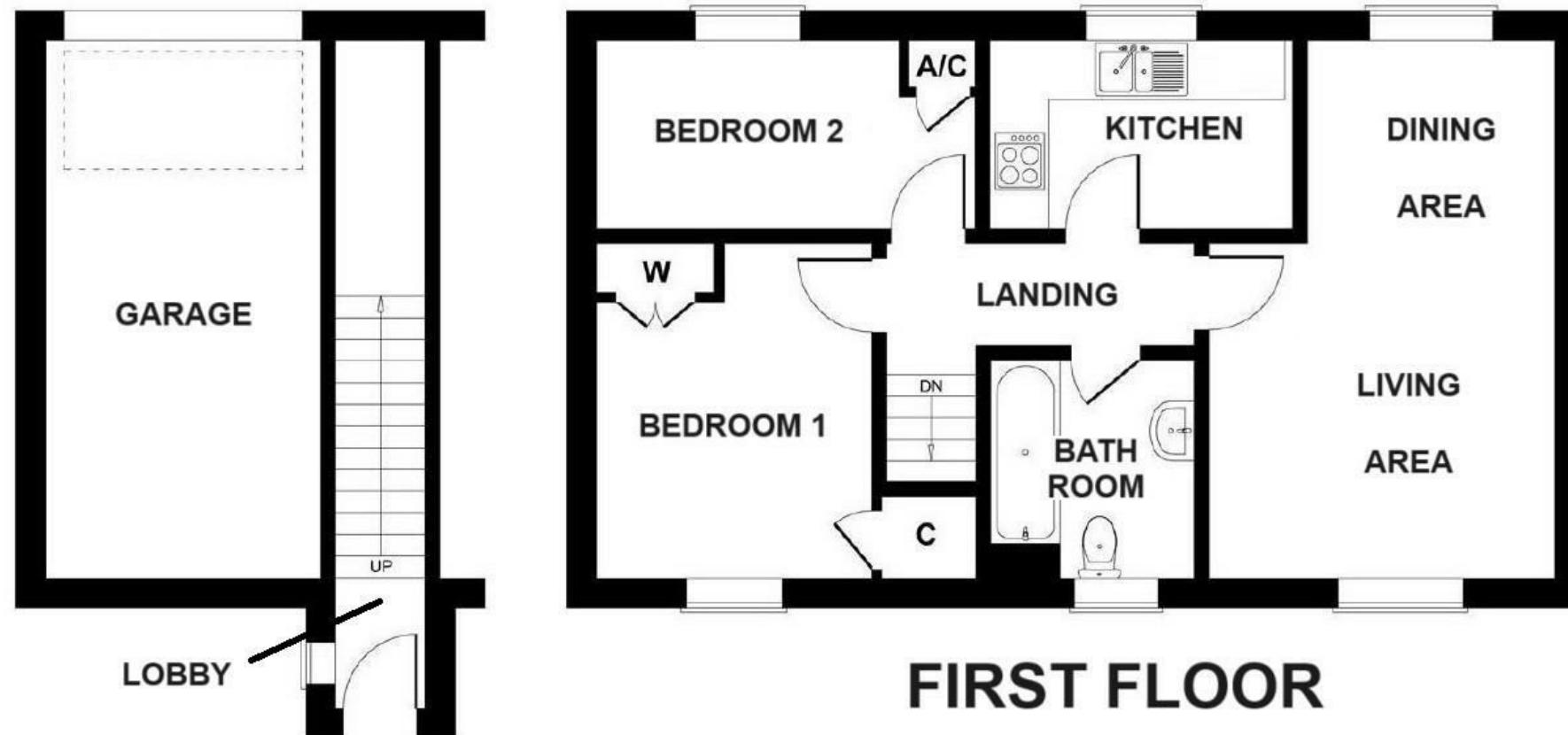
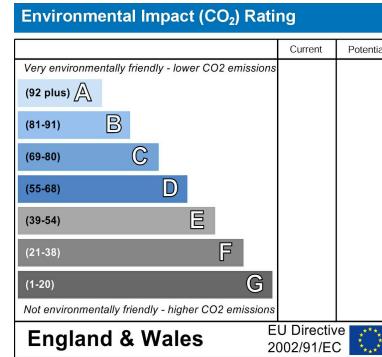
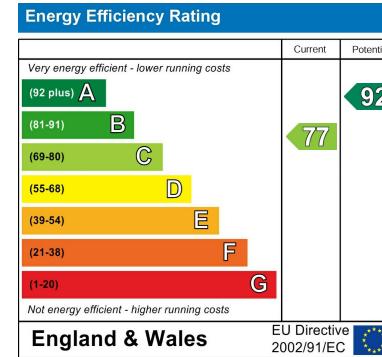
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks and a variety of quaint rural villages, each with their own individual character and many with a village pub!



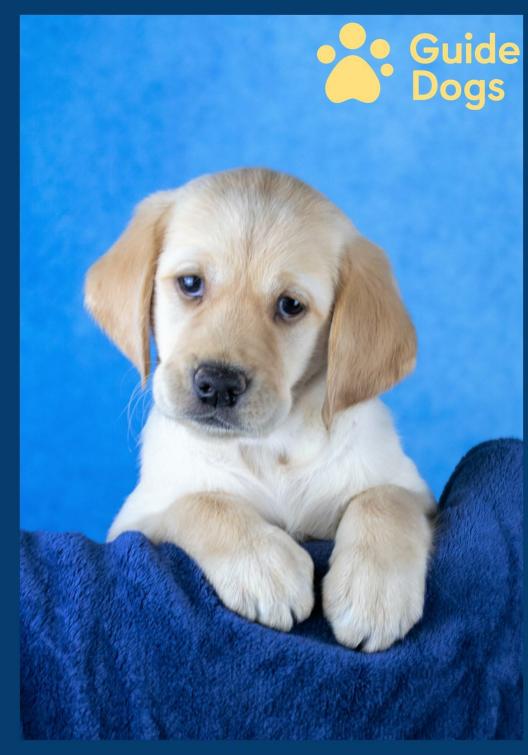
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn third left into Nene Way and then turn first right and right again at the 'open island', passing the Building on your right, denoted as 'Eden Walk - even numbers' and turning next right into the open courtyard. Parking will be found within the open plan parking area on the private driveway for Number 34.

For Sat Nav use Post Code: NG13 8YZ

Council Tax Band **B**



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
[onTheMarket.com](https://www.onthemarket.com)



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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



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.

childline

ONLINE, ON THE PHONE, ANYTIME
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B.H.T.A.
BINGHAM HERITAGE TRAILS ASSOCIATION



football in the
community



For more details, email sponsorship@hammondpropertyservices.com

A composite entrance door into a

LOBBY AREA

with stairs to the first floor, a double glazed window and a central heating radiator.

LANDING

with a central heating radiator, access to loft space and door to the

KITCHEN

10'0 x 6'9 (3.05m x 2.06m)

with a generous range of wall, base and drawer units including integrated fridge and freezer with storage cupboard above, square edge laminate preparation surfaces with inset stainless steel one and a third bowl sink and drainer unit. Integrated appliances include Smeg stainless steel finish gas hob with splashback and chimney hood over, Smeg single oven beneath, plumbing for washing machine, extractor to the ceiling, central heating radiator, concealed wall mounted gas central heating boiler, UPVC double glazed velux window to the ceiling.





OPEN PLAN LIVING / DINING ROOM AREA

17'8 x 11'6 (5.38m x 3.51m)

A well proportioned L shaped main reception, flooded with light benefitting from a dual aspect with UPVC double glazed windows to the front and velux window to the rear ceiling, with two central heating radiators.



MASTER BEDROOM

11'2 x 9'2 (3.40m x 2.79m)
with a central heating radiator and a double glazed window. Double wardrobe and over-stairs storage cupboard.

BEDROOM 2

12'6 x 6'3 (3.81m x 1.91m)
with a central heating radiator and a double glazed lightbox to the ceiling. Airing / storage cupboard.

RECENTLY UPGRADED BATHROOM

with a panelled bath, glass screen and wall mounted shower mixer, low flush W.C., wash basin with mirrored splashback, central heating radiator, extractor and UPVC obscure double glazed window.

OUTSIDE

There is a parking space in front of the private garage that is accessed from the open space of Eden Walk.





Steve Pritchett

Please contact us for a FREE discussion on our services

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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!