

**FOR SALE**

**01949 87 86 85**

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

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Nottinghamshire  
NG13 8AR

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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!

**Hammond**  
Property Services

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**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.

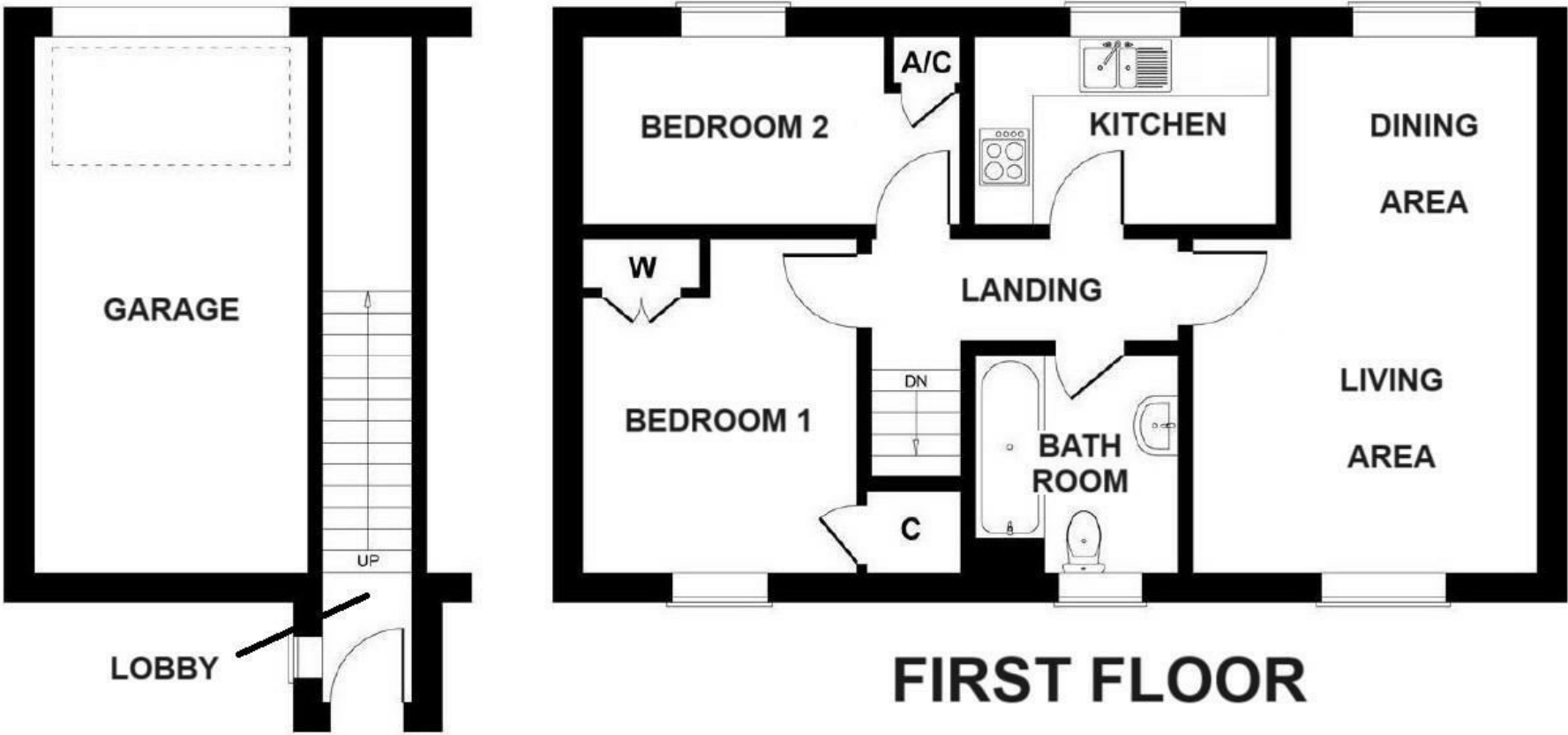
**For Sat Nav use Post Code:** NG13 8YZ

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	77	
(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 <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  
**OnTheMarket.com**



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

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



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

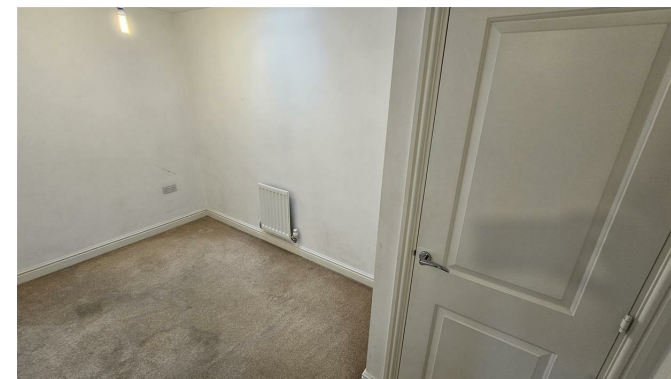
### **BEDROOM 2**

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

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**

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← Want one of these???

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

→



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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!