

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**18 ABBEY ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 8ED**

£350,000

18 ABBEY ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8ED

*** SOLD BEFORE MARKETING - IF THIS IS A PROPERTY THAT WOULD HAVE INTERESTED YOU, PLEASE CALL US TO REGISTER YOUR DETAILS FOR SIMILAR PROPERTIES ***

This property will benefit from the following improvements

* New kitchen * New bathroom * New central heating * New wiring * New windows * New carpets * New doors * New skirtings & architrave * New décor

If you are seeking a sensibly priced FOUR bedroom home, favourably located close to Carnarvon School, this could be the property you are looking for with wonderful views to the rear across fields and fields... with plenty of scope for further extension to both side and rear to take full advantage of the position, setting and plot.

The gas centrally heated and double glazed interior offers ideal living space for first time buyers/young families and would benefit from the upgrading of the items above. There is the added bonus of the large garden to the rear which will also benefit from imaginative works and allows scope for the extending of the kitchen and dining areas to create that open plan living / dining kitchen arrangements that everyone is looking for!

For those with young children there is a recreation ground close by on Cogley Lane and St Mary's Road is around five minutes walk from the shops within Bingham Market Place (via the well designed 'short cuts') where there is also a regular bus service to Nottingham City Centre.

Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

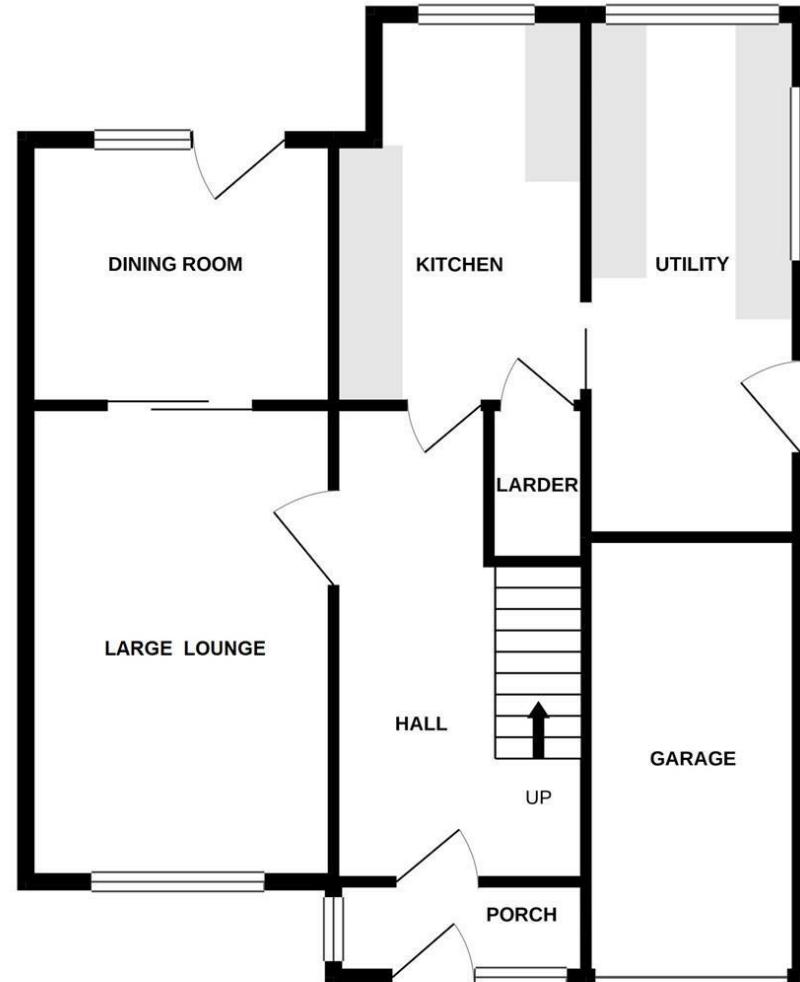
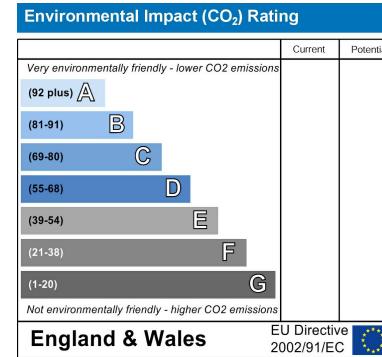
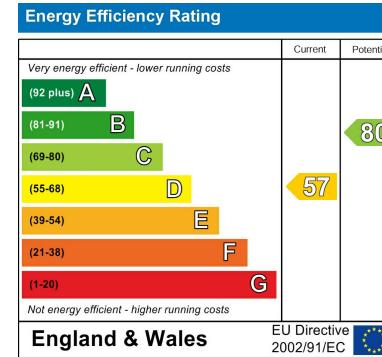
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Proceed along Long Acre East and follow the road round to the left into Cogley Lane. Pass the children's play ground on the right and turn next right into Abbey Road. This 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 8ED**

Council Tax Band **D**



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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

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 £3,712 last year for this extremely important Charity.

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





With a southerly facing rear garden overlooking an adjacent grassed paddock & play area in the distance. With plenty of privacy and daytime sunshine and a well-stocked rear garden incorporating mature shrubs, wild flower and colourful plantings... and two coal bunkers.



Doule glazed entrance door into

STORM PORCH

Door into the

RECEPTION PORCH

with stairs to the first floor

LOUNGE

16'3 x 10'6 (4.95m x 3.20m)

with a central heating radiator and a double glazed window overlooking the front. Sliding doors into the

DINING ROOM

10'6 x 9'0 (3.20m x 2.74m)

with a skirting radiator and a double glazed window and door leading onto the rear garden. A serving hatch opening into the kitchen.



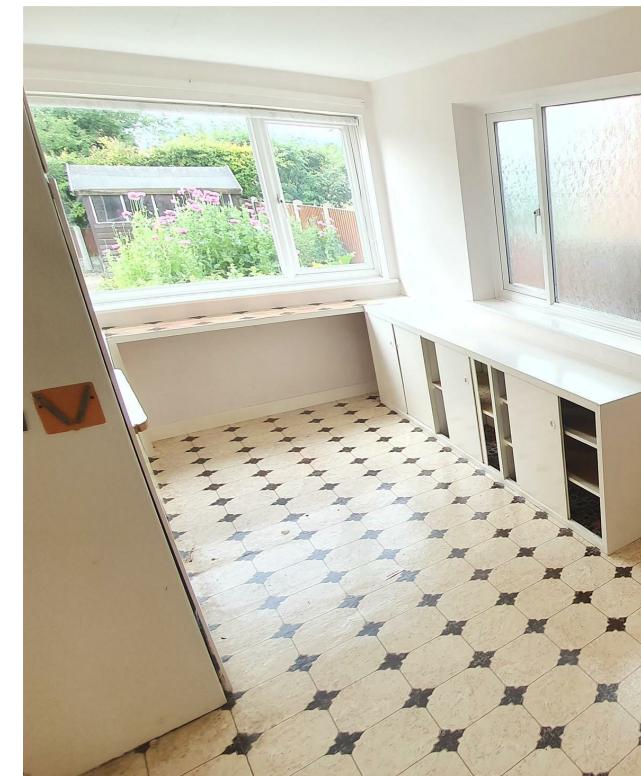


KITCHEN

13'0 x 9'0 (3.96m x 2.74m)
with a central heating radiator and a double glazed window overlooking the rear garden. Very useful under-stairs pantry. Sliding door to the

LARGE UTILITY ROOM

18'0 x 7'4 (5.49m x 2.24m)
with a central heating radiator and a double glazed window overlooking the rear garden. Hardwood door to the side elevation providing access to the rear garden.





LANDING

with airing cupboard and hot water cylinder. Access to the loft space.

BEDROOM 1

13'3 x 12'3 (4.04m x 3.73m)
with a central heating radiator and a double glazed window overlooking the front.

BEDROOM 2

12'3 x 10'6 (3.73m x 3.20m)
with a central heating radiator and a double glazed window overlooking the rear with views across the adjoining fields. Built in wardrobes.



**BATHROOM**

Two piece suite in yellow with double glazed window to the rear.

SEPARATE W.C.

Low flush W.C. in yellow with a double glazed window to the rear and a skirting radiator.

BEDROOM 3

10'3 x 8'8 (3.12m x 2.64m)
with a central heating radiator and a double glazed window overlooking the front. Over-stairs storage cupboard.





BEDROOM 4

21'0 x 7'4 (6.40m x 2.24m)
with a central heating radiator and a double glazed window to both front and rear with numerous options for use, conversion, extension, dividing... you decide! A pedestal wash basin has been fitted.





OUTSIDE

The property occupies a pleasant position with a landscaped frontage for low maintenance with plenty of colour from planting and wild flowers. A driveway provides off road car standing and gives access to the GARAGE with an up and over door. The GARAGE houses the Gas fired boiler and both gas and electric meters. A lawned area is bordered with decorative plantings.





OUTSIDE - REAR

with a large southerly facing and private garden – perfect for those who enjoy al fresco dining during those balmy summer evenings; with a large area of lawn, well-stocked borders and secure fencing at the rear overlooking the extensive paddock area – often frequented by cattle looking over the mature hedging.... and a timber storage shed completes the rear garden. There is ample scope for further extension of the property with the dining, kitchen and utility areas being extended to create that open plan 'living / dining kitchen' that everyone is looking for!

