

FOR SALE

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www.hammondpropertyservices.com

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**10 CHIPMUNK WAY, NEWTON,
NOTTINGHAMSHIRE NG13 8ZH**

£995 PCM

10 CHIPMUNK WAY, NEWTON, NOTTINGHAMSHIRE NG13 8ZH

Built to the very popular Tilton house-style by Bellway Homes in 2011, this two double bedroom, semi-detached family home is offered to the rental market located within the popular village of Newton having fantastic Primary and Secondary School catchments and good road links for commuters.

The accommodation comprises Entrance Hall, Kitchen, Downstairs W.C., Dining Lounge, two double Bedrooms and Family Bathroom to the first floor, a very sunny and enclosed rear garden (wider than average due to the position within the development) and a driveway providing ample off street parking. Viewing is highly recommended to appreciate the quality this property has to offer.

****PETS CONSIDERED ON AN INDIVIDUAL BASIS****

**** 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 include damage as 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 payment of rent determined by the Tenant Fees Act 2019.

Call now to arrange your viewing - 01949 87 86 90 OR email rentals@hammondpropertyservices.com!

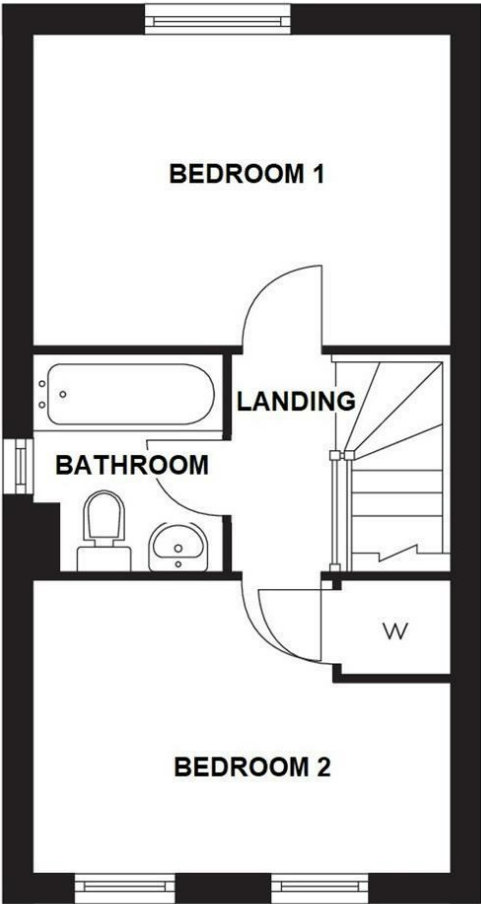
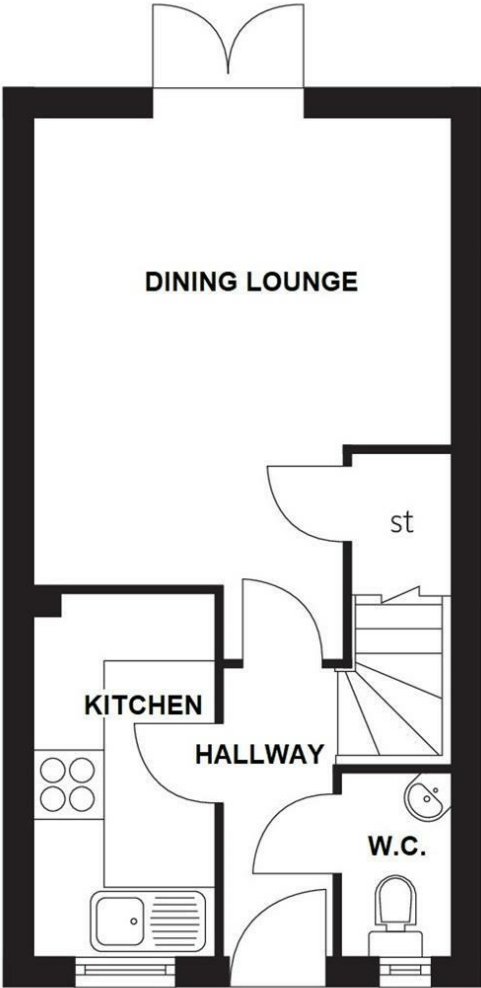
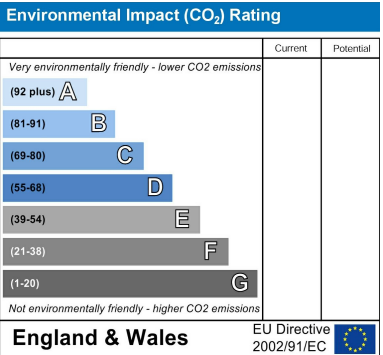
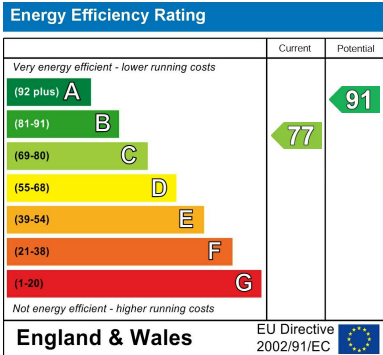


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until entering the Newton Park Development. Bear left and follow the road around until it becomes Chipmunk Way where Number 10 will be on the left hand side clearly denoted by our Hammond Property Services For Sale board.

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

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




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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



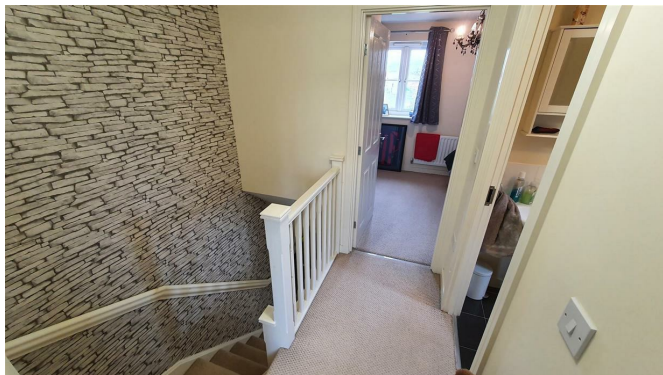
For more details, email sponsorship@hammondpropertyservices.com



A double glazed composite entrance door into the
HALLWAY
with stairs to the first floor and a central heating radiator.



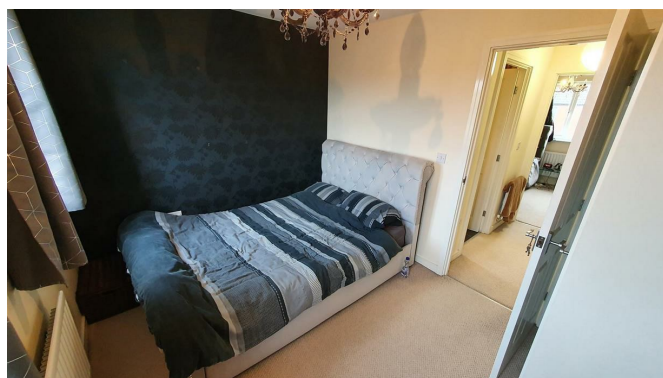
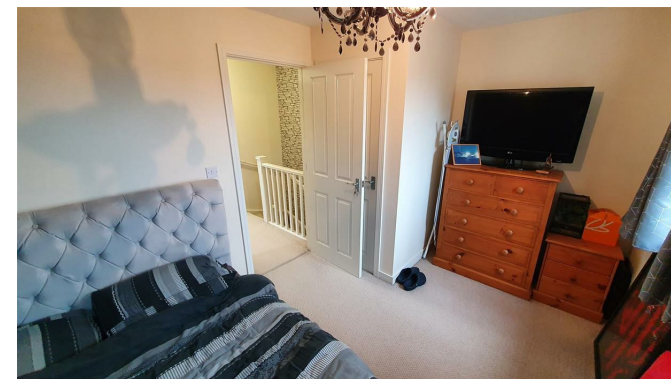




KITCHEN

10'9 x 5'6 (3.28m x 1.68m)

Fitted with a range of contemporary wood effect base and wall mounted units with granite effect roll-top work surface over, inset stainless steel sink and drainer, fitted Zanussi fan assisted oven with four ring gas hob and stainless steel splash back and chimney style extractor fan over, space and plumbing for washing machine, space for full sized fridge freezer, wall mounted gas central heating boiler, porcelain tile flooring and uPVC double glazed window to the front elevation.

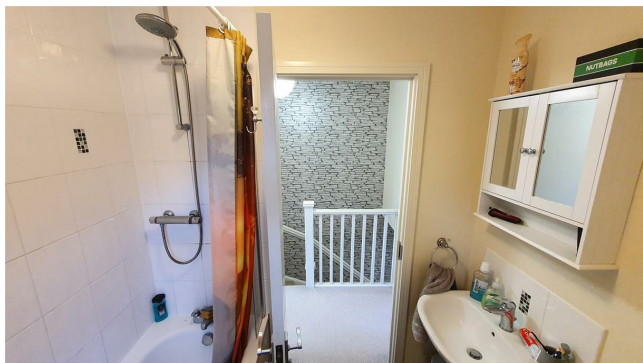




DINING LOUNGE

16'0 x 12'4 (4.88m x 3.76m)

with a spacious under-stairs storage cupboard, television point, two central heating radiators and uPVC double glazed full opening double doors leading out to the rear garden.





CLOAKROOM

Fitted with a two piece white suite comprising a low level W.C., corner pedestal wash basin, porcelain tile flooring, single panel radiator, tiling to splash back and uPVC double glazed obscure glass window to the front elevation.

FIRST FLOOR LANDING

Loft access, single panel radiator and white panel doors to Bedroom and Bathroom accommodation.





BEDROOM 1

12'6 x 9'4 (3.81m x 2.84m)

UPVC double glazed window to the rear elevation, a single panel radiator and a door to good-sized over-stairs wardrobe with two hanging rails.

BATHROOM

Fitted with a three piece white suite comprising a low level W.C., pedestal wash basin and panel bath with chrome shower over, single panel radiator and uPVC double glazed obscure glass window to the side elevation. Porcelain tile flooring.



BEDROOM 2

12'6 x 9'0 (3.81m x 2.74m)

Two uPVC double glazed windows to the front elevation, single panel radiator.

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OUTSIDE

To the front of the property there is a tarmac driveway providing off street parking, with a flagstone pathway leading to the Entrance Door with a side area of lawn. A useful open area leads to the .side gate providing

access to the rear garden. Immediately to the rear of the property there is a nice-sized flagstone patio area ideal for entertaining and alfresco dining, leading on to a shaped lawn with inset circular patio area. There is also hard standing for a timber shed. The fully enclosed rear garden is wider than average due to the position within the development.



To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email 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



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Did you know that we have a Rental Department?

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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**





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→



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