

**FOR SALE**

**01949 87 86 85**

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

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**7 BANKS CRESCENT, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8BP**

**£995 PCM**

# 7 BANKS CRESCENT, BINGHAM, NOTTINGHAMSHIRE NG13 8BP

Offered to the rental market is a well maintained neutrally presented unfurnished detached bungalow situated on a pleasant established corner plot within a 600 yard walk of the Bingham Market Place.

Located within a quiet cul-de-sac setting within one of the areas most sought after locations, The Banks, this well maintained and neutrally presented detached bungalow benefits from UPVC double glazing, gas central heating, low maintenance UPVC soffits and fascias and cavity wall insulation.

## \*PETS CONSIDERED\*

Ideally suited to professional couples, retired couples or even young families locating into this popular and well serviced market town. The property is located on a delightful established plot with enclosed frontage and driveway providing car standing for numerous vehicles and two garages. To the rear of the property there is a pleasant established garden which offers a very high degree of privacy.

The accommodation on offer which in brief comprises open fronted entrance porch, entrance hall, cloakroom with W.C., lounge, inner hallway, breakfast kitchen, two double bedrooms and a recently upgraded shower room.

Within the Centre of the Town is Bingham Market Place with its range of shops. Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

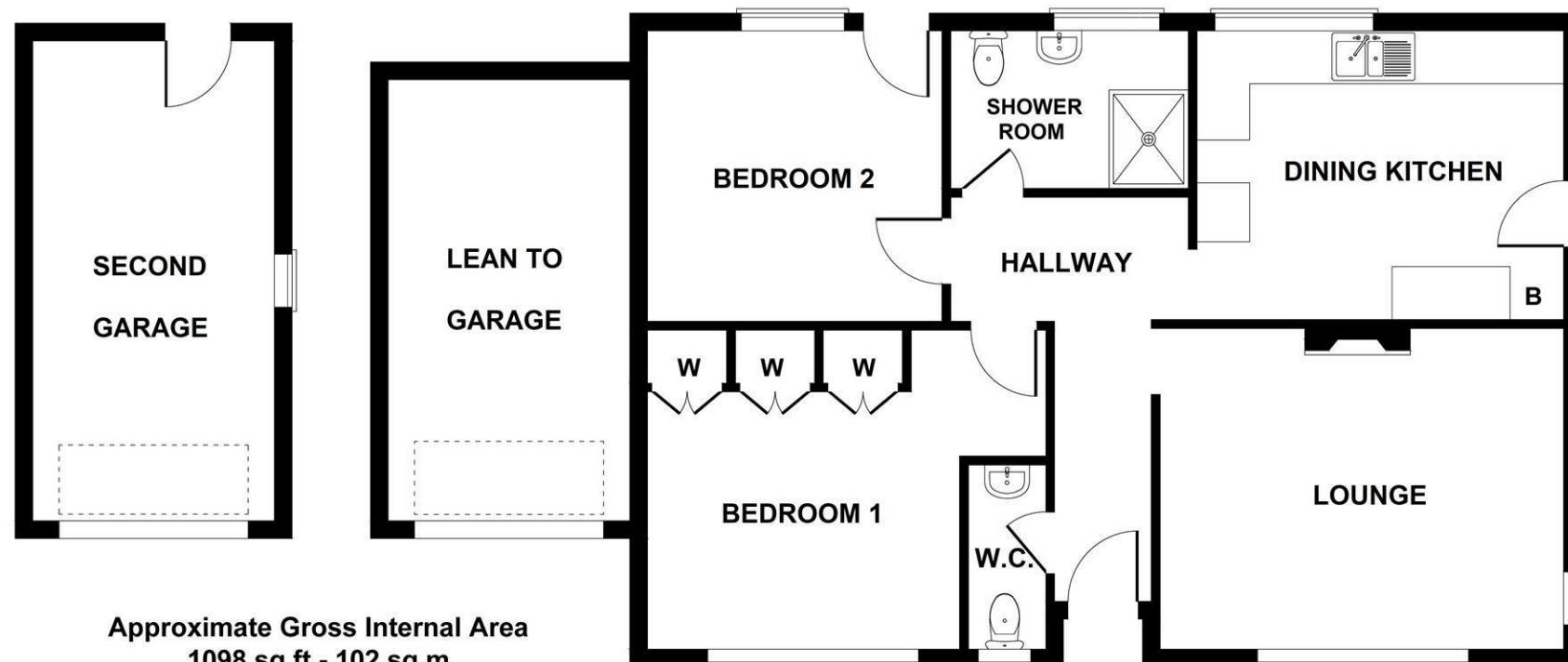
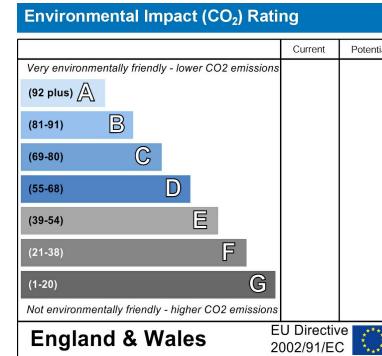
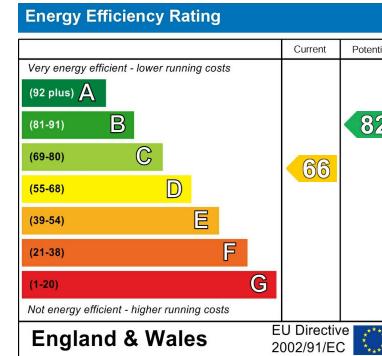
**TENANT FEES:** Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage 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 determined by the Tenant Fees Act 2019.



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn left onto Fairfield Street. At the traffic lights, continue ahead onto Tithby Road. Turn left into The Banks then left again into Banks Crescent where the property will then be found on the right hand side, nicely tucked away in the corner of the cul de sac and clearly denoted by the Hammond Property Services For Sale board.

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

Council Tax Band **D**



For Illustrative Purposes Only

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!

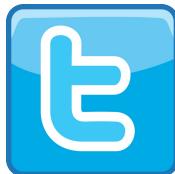
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

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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.

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An open fronted entrance porch with ceiling light point, quarry tiled step and upvc double glazed entrance door leads through to the

**ENTRANCE HALLWAY**

10'9 x 3'6 (3.28m x 1.07m)

with a central heating radiator, wall light point and a door leading to the



#### LOUNGE

15'0 x 12'0 (4.57m x 3.66m)

A pleasant light and airy reception room with double glazed windows to two elevations, chimney breast with raised marble hearth and plinth, gas coal effect fire, central heating radiator, wall light points, UPVC double glazed windows to the front and side elevations.

Returning to the hallway an archway leads through to an

#### **INNER HALLWAY**

with access to the loft space with fitted pull-down ladder and doors to





#### DINING KITCHEN

13'6 x 10'9 (4.11m x 3.28m)

with a range of white fronted wall, base and drawer units, three quarter height larder and airing unit, L shaped configuration of rolled edge laminate work surface with inset one and half bowl stainless steel sink and drainer unit, chrome mixer tap, ceramic tiled splashbacks. Space for free standing electric cooker with filter hood above, further space and plumbing for washing machine, unit for a fridge and freezer, wall mounted Worcester Bosch boiler. Built in laminate breakfast bar, central heating radiator, UPVC double glazed window overlooking the rear garden and further UPVC double glazed door leading to the side.





#### CLOAKROOM

with a two piece suite comprising low flush W.C., wall mounted wash hand basin, tiled walls, central heating radiator, UPVC double glazed window to the front elevation.

Returning to the inner hallway further doors lead to

#### BEDROOM 1

15'0 x 12'0 (4.57m x 3.66m)

A good size double bedroom with a central heating radiator, two wall light points, UPVC double glazed window to the front elevation.



**BEDROOM 2**

11'0 x 11'0 (3.35m x 3.35m)

A further double bedroom with a central heating radiator, UPVC double glazed window and door leading out to the rear garden.

**FULLY TILED SHOWER ROOM**

9'0 x 6'0 (2.74m x 1.83m)

with a three piece white suite comprising glazed shower screen, wall mounted electric shower mixer, useful wall-mounted hand-grips and a seat, low flush W.C., pedestal wash hand basin with chrome taps, porcelain tiled splashbacks, chrome towel ladder radiator, wall mounted shaver point, UPVC double glazed and obscure window to the rear elevation.





#### OUTSIDE TO THE FRONT

The bungalow occupies a delightful but manageable corner plot situated at the end of this small pleasant cul de sac within one of the areas most sought after locations. Accessed via a pair of double wrought iron gates which leads on to a considerable tarmac driveway providing off road car standing for numerous vehicles. There is an initial raised bed with dwarf brick wall and engineering brick coping, established borders behind and further low maintenance border directly to the front of the property. There are two GARAGES... the first attached as a lean-to GARAGE 16'5 x 9'0 with an up and over door and power point. To the side of this is a further detached GARAGE 17'0 x 9'0 with an up and over door, window to the side and courtesy door to the rear.





**OUTSIDE TO THE SIDE & REAR**

The front of the property is enclosed mainly by established hedging and panelled fencing. To the right hand side, a timber courtesy gate gives pedestrian access to the side of the property where there is a useful paved patio area, exterior lighting and timber storage shed. The rear garden is mainly laid to lawn with a garden shed and a further glazed summer house in front of which is a patio area for those who enjoy al fresco dining during those balmy summer evenings. Thoughtfully, an outside tap has been provided.





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!



AKERS PRITCHETT

Steve Pritchett

Please contact us for a FREE discussion on our services

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