

FOR SALE

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**14 TRENCHARD CLOSE, NEWTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8HF**

£179,950

14 TRENCHARD CLOSE, NEWTON, NOTTINGHAMSHIRE NG13 8HF

A 2 bedroomed property with a useful storage porch, a spacious lounge, an upgraded dining kitchen, lobby leading to the rear garden with a useful understairs storage cupboard, two double bedrooms and a bathroom.

Due to the fabulous position, the buyers will enjoy a wonderful and open aspect to the rear overlooking adjacent greenery and play area (accessed through a gate in the rear fence) and a southerly rear garden - perfect for those who enjoy al fresco dining during those balmy summer evenings within the fully enclosed rear garden.

Please note that the property is being sold with the benefits of NO CHAIN to ensure a speedy purchase for the right buyer.

Newton is a small village just a couple of miles from Bingham where there are a range of shopping and educational facilities. This fine home is also just a short distance from the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance following the recent upgrading works to the A46 now that it enjoys a dual carriageway.

For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!

Only a couple of miles away, 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.

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.

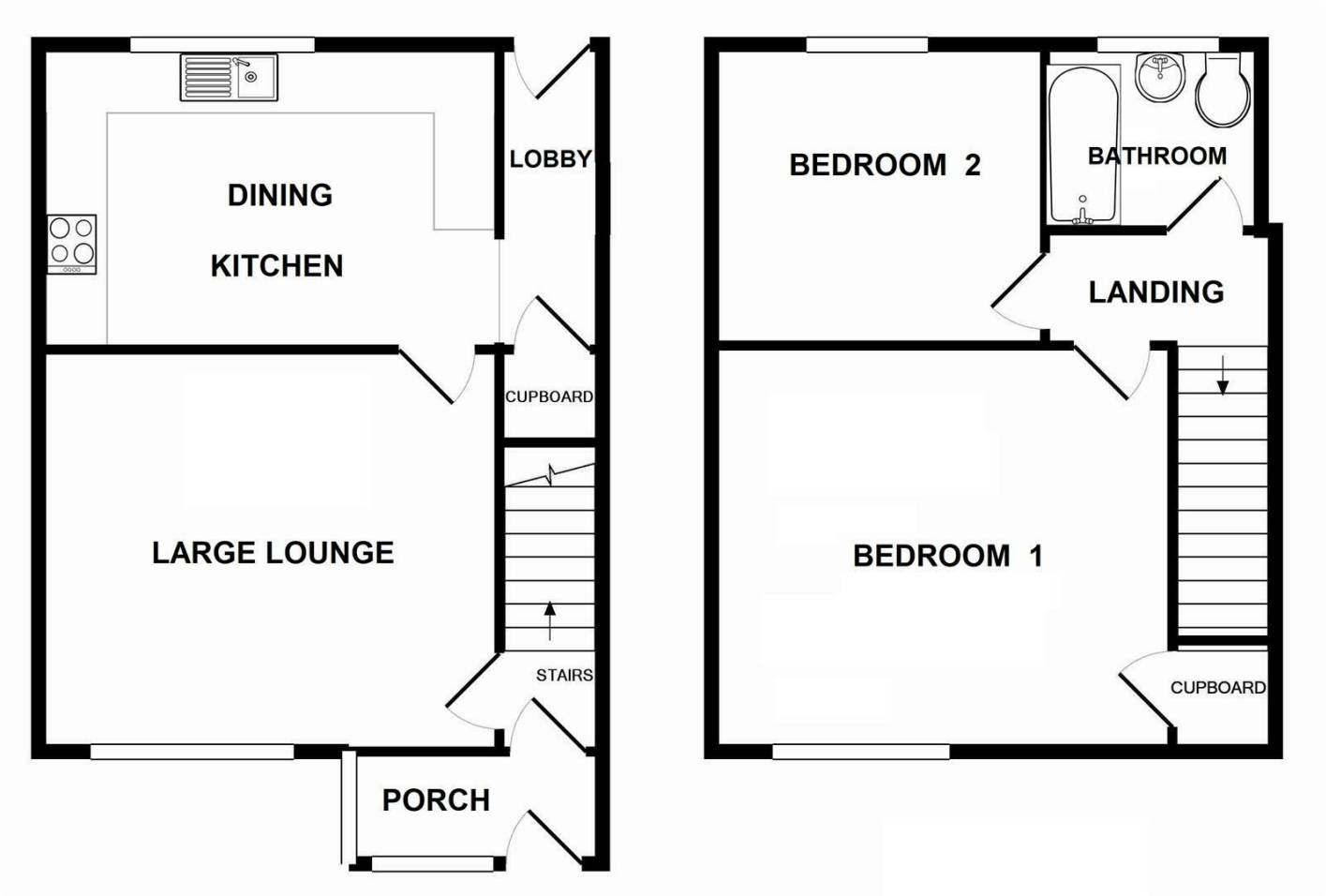
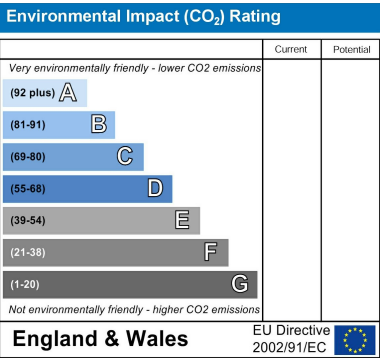
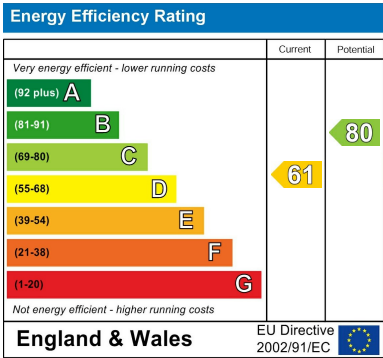


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue and then second left into Friar Walk. Bear right into Trenchard Close and follow the road around to the right where this one will be on your right hand side; clearly denoted by our Hammond Property Services For Sale board.

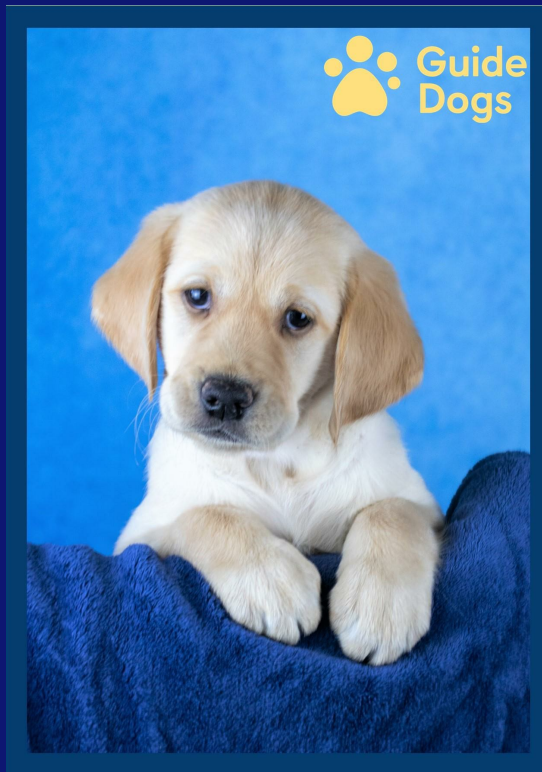
For Sat Nav use Post Code: **NG13 8HF**

Council Tax Band

A



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




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Services Bingham



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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,905 last year 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



B.H.T.A.
BINGHAM HERITAGE
TRAILS ASSOCIATION



football in the community



For more details, email sponsorship@hammondpropertyservices.com



Entrance door into the

USEFUL PORCH & STORAGE AREA

with a tiled floor and further door into the

HALLWAY

with stairs to the first floor with understairs storage area. Central heating radiator.

LOUNGE

13'3 x 11'8 (4.04m x 3.56m)

with a double glazed window to the front and a central heating radiator. Feature fireplace and tiled flooring.





BREAKFAST KITCHEN

12'6 x 9'2 (3.81m x 2.79m)

with "L" work surfaces with drawers and cupboards under. Wall mounted gas fired boiler. Gas cooker point. Plumbing for a washing machine or dishwasher and space for a tall standing fridge/freezer. Useful understairs storage cupboard / pantry and a lobby area (9'3 x 3'0) and double glazed door to the rear garden. Double glazed window overlooking the very private rear garden. Single drainer sink unit with swanhead mixer tap. A continuation of the tiled flooring and a built in larder cupboard.



LANDING

with access to the spacious and fully boarded loft space.

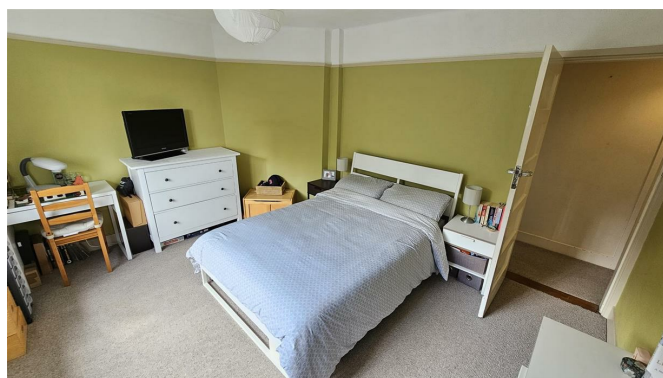




BEDROOM 1

13'4 x 11'9 (4.06m x 3.58m)

with a double glazed window to the front and a central heating radiator. Over-stairs cupboard / wardrobe.



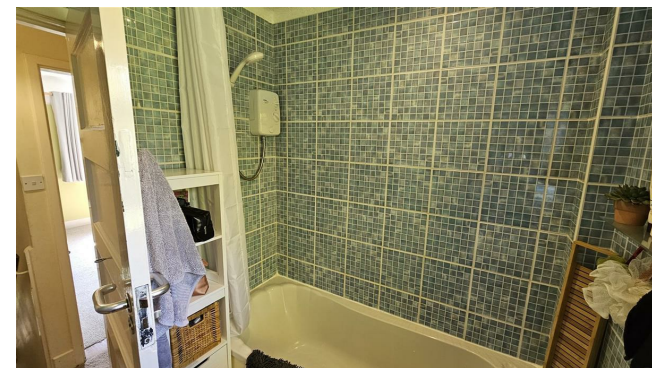


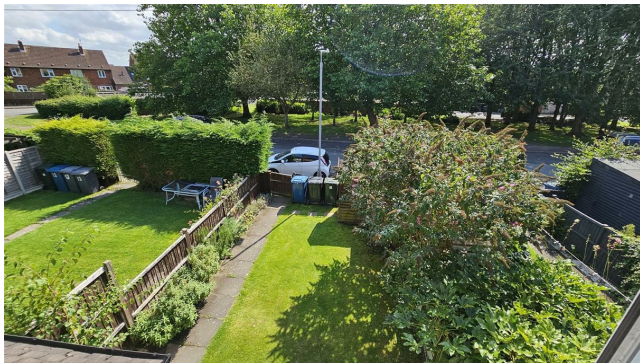
BEDROOM 2

10'0 x 9'0 (3.05m x 2.74m)
with a double glazed window to the rear and a central heating radiator. Built-in double wardrobe.

BATHROOM

with suite comprising panelled bath with shower over with complementary tiling, pedestal wash basin and low flush W.C. and an obscure double glazed window.





OUTSIDE

To the fore of the property is a fully enclosed garden with gated access to the pathway that leads to the front Porch with a lawned area to the side. Mature shrubs and plants provide the colour and texture to this interesting area... the perfect venue for the morning cup of coffee.

To the rear is a further fully enclosed and lawned garden with gated access to the open and grassed communal area at the rear - perfect for those with little ones to lose their energy or a wonderful haven for the family picnic... the rear garden is also the perfect venue for the afternoon cup of tea.





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!





Rosie Chick

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

01949 87 86 85

Did you know that we have a Rental Department?

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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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**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!