

**FOR SALE**

**01949 87 86 85**

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

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Bingham  
Nottinghamshire  
NG13 8AR

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**45 BRENDON GROVE, BINGHAM,  
NG13 8TN**

**£815 PCM**

## 45 BRENDON GROVE, NG13 8TN

This two bedroom modern townhouse is located within this highly sought after community and occupies an enviable cul-de-sac position. Just a short walk from the market town centre in Bingham, this property is sure to be popular. Brendon Grove is close to the Rugby Club and a play park and is within walking distance to Robert Miles School.

The front of the property has a driveway and a porch leading into the hallway.

Living Room – with bay window to the front. Hard wood effect flooring.

Kitchen – Wall and base units. Space for fridge, plumbing for a washing machine, electric cooker, and a window to the rear overlooking the garden.

Bedroom 1 – Spacious double bedroom with double glazed window to the front

Bedroom 2 – Single bedroom with double glazed window to the rear.

Bathroom – 3-piece white suite including shower over bath, WC and hand wash basin.

Exterior – The kitchen door opens onto a patio area and the garden has been landscaped to provide a low maintenance space with shed. The front of the property has a porch with an area for a bin or storage. The property is fully double glazed and is Gas Centrally heated.

\*\* NO PETS \*\*

\*\* 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 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.



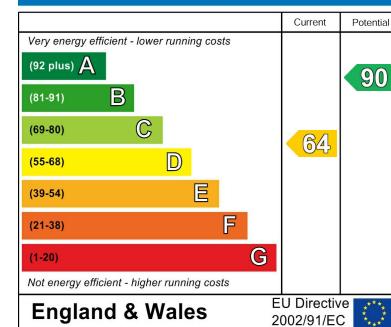
## DIRECTIONAL NOTE

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

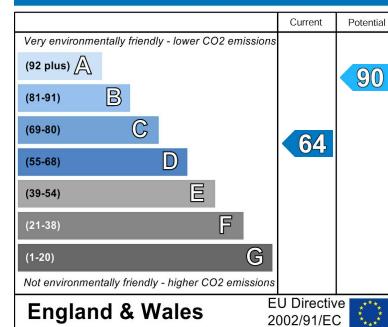
Council Tax Band

**A**

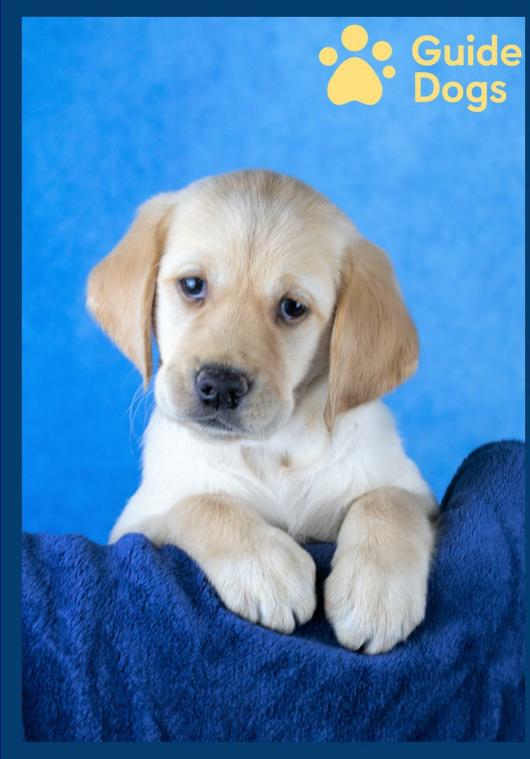
### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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!

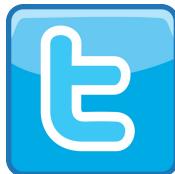
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

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## 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

For more details, email **sponsorship@hammondpropertyservices.com**



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.

**childline**

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



**football in the  
community**







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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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Please call this office on  
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to arrange a suitable time for us to call out and to discuss what we do and how we do it!