

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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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.



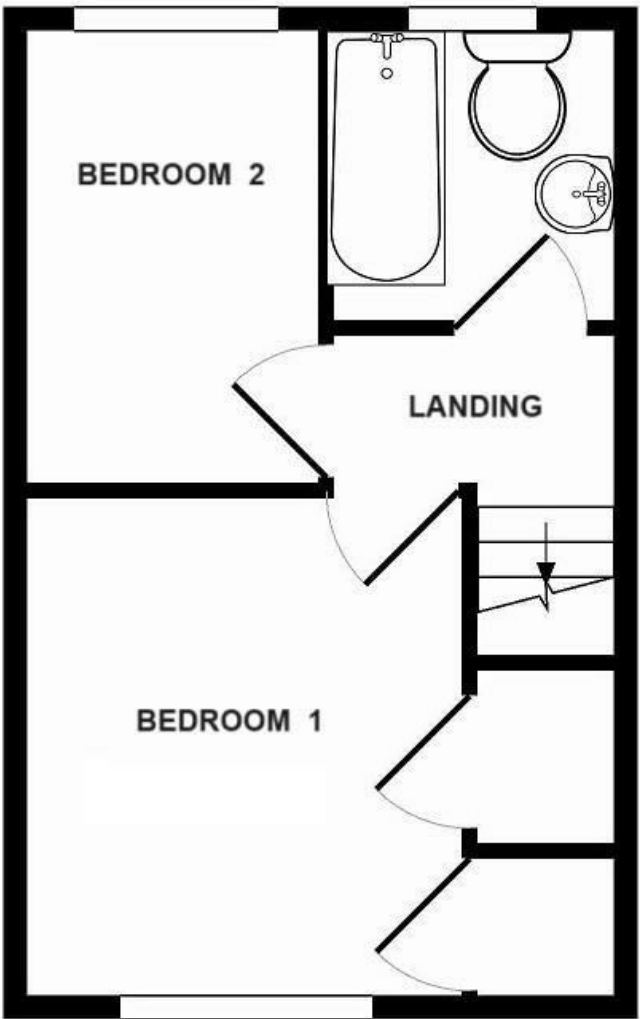
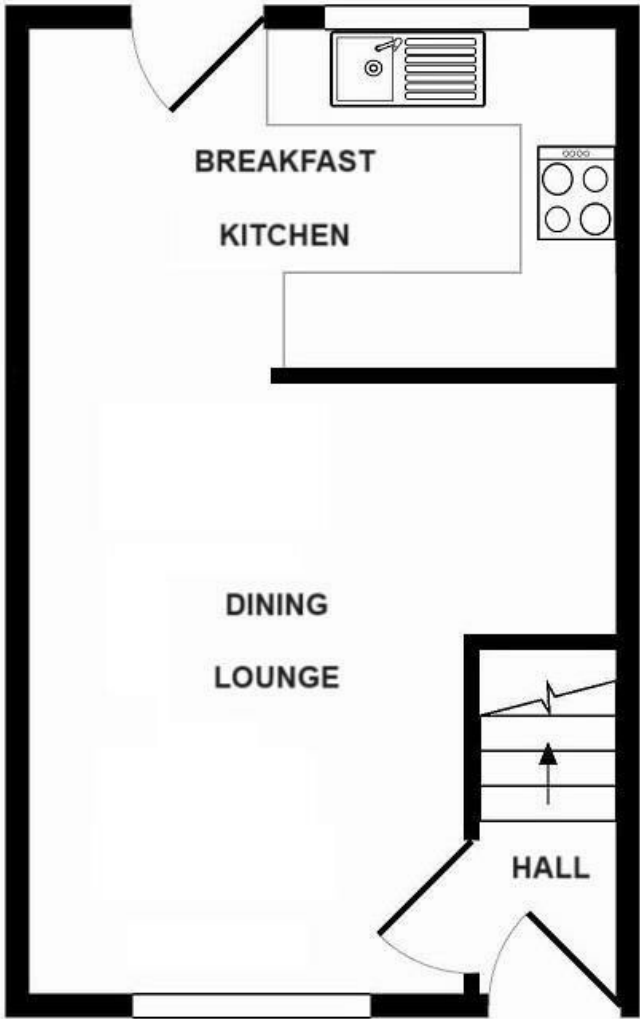
DIRECTIONAL NOTE

For Sat Nav use Post Code: NG13 8TN

Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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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 £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















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

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Did you know that we have a Rental Department?

Are you a landlord?

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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**





SOLD

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→



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Impressed by the quality of this brochure?

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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!