

h

Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**32 JUNIPER GARDENS, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8UA**

£240,000

32 JUNIPER GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8UA

A fine opportunity for to acquire a Detached Bungalow positioned at the end of a cul-de-sac, located near to the local bus stop.... and with the most private rear garden that we have seen this year!

This well proportioned bungalow offers gas centrally heated accommodation and double glazing as well as a detached garage, accessed via a driveway to the side providing ample off street parking.

THE PROPERTY IS BEING SOLD WITH THE BENEFIT OF NO CHAIN

Within the Centre of the Town 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.

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

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. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Police station on the right. Pass the first turning into Willow Road on the left. Take the next turning into Willow Road. Take the next right into Juniper Gardens and continue to the end of the cul-de-sac where the property will then be found on the right hand side.

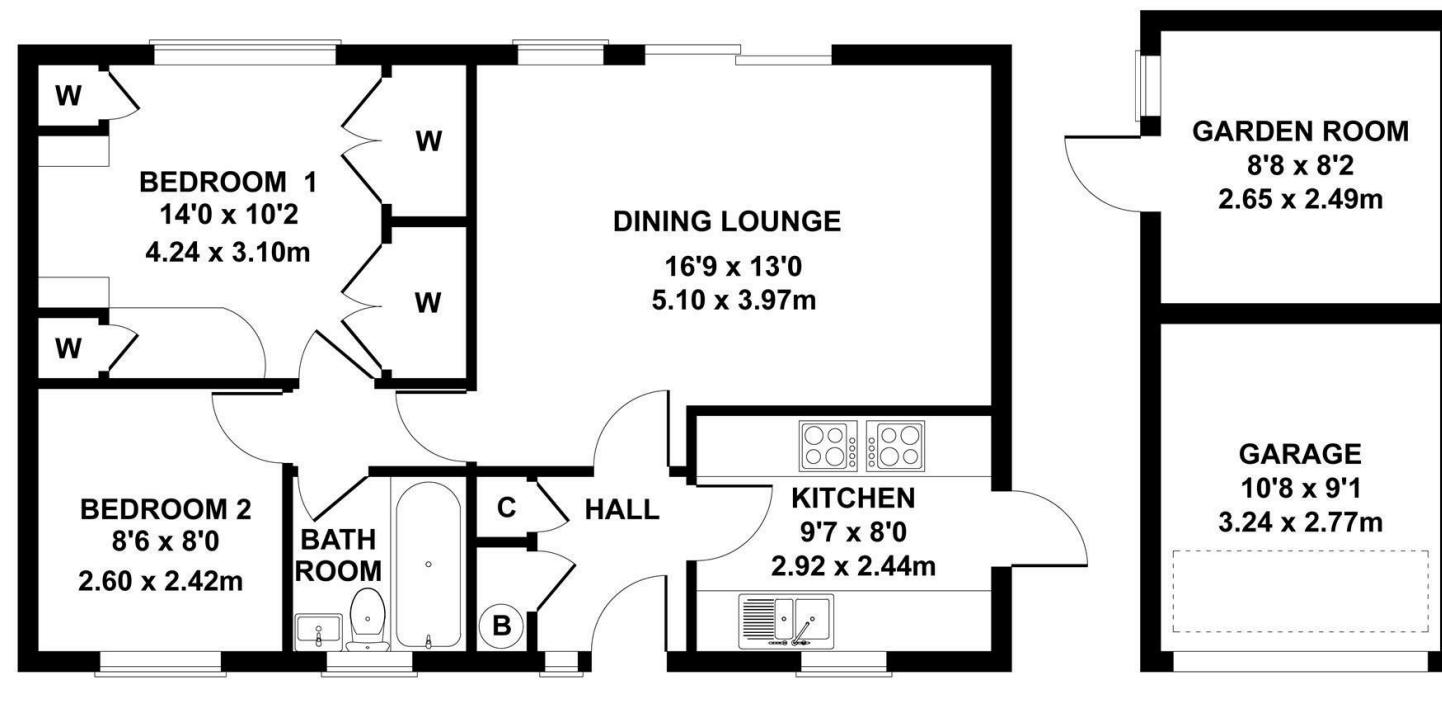
For Sat Nav use Post Code: **NG13 8UA**

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	82	85
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(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	



Not to Scale. **For Illustrative Purposes Only.**



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

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st October 2025

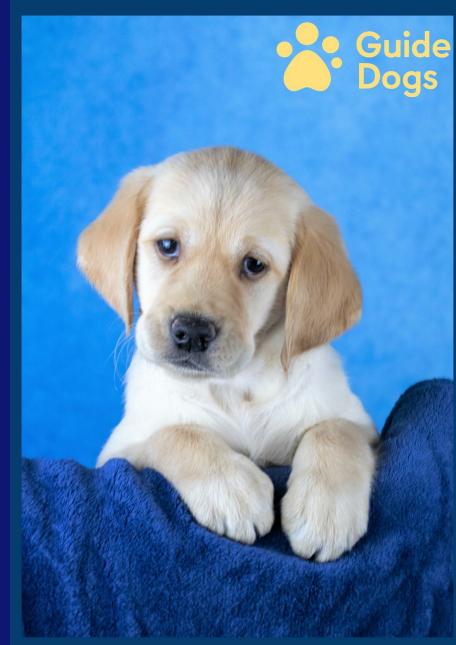


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

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.





Double glazed entrance door through to

RECEPTION HALL

with large airing cupboard housing gas fired boiler. Separate cloak cupboard. Central heating radiator.

KITCHEN

9'7 x 8'0 (2.92m x 2.44m)
with work surfaces to two sides with drawers and cupboards under. Wall mounted cupboard units. Tiled splash backs. One and a half bowl sink unit. Double glazed window and double glazed stable door to the exterior. Plumbing for an automatic washing machine or dishwasher. Cooking range with 8 ring gas top. Tiled flooring.





SPACIOUS DINING LOUNGE

16'9 x 13'0 (5.11m x 3.96m)
with double glazed window and double
glazed patio doors leading onto the patio
area of the southerly facing rear garden.
Central heating radiators.

INNER HALLWAY

with loft access and access to the following
rooms



**BEDROOM 1**

14'0 x 10'2 (4.27m x 3.10m)

Central heating radiator. Built-in mirror fronted wardrobes and matching drawers and cupboards.

**BEDROOM 2**

8'6 x 8'0 (2.59m x 2.44m)

Double glazed window. Central heating radiator.

BATHROOM

with suite comprising a panelled bath with electric shower over, wash basin and a low flush W.C. Double glazed window.





OUTSIDE - FRONT & SIDE

To the fore of the property is a low maintenance landscaped garden with ample off street parking that leads to the garage and a further area of parking to the front.

OUTSIDE - REAR

To the rear is a further very private lawned garden with mature shrubs, colourful plantings and a patio area for those who enjoy al fresco dining during those balmy summer evenings. There is a cleverly created seating area from which to enjoy views across the garden with a glass of your favourite tipple in hand... or cup of tea! A timber garden shed.



BINGHAM'S COMMUNITY ESTATE AGENT

01949 87 86 85





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET 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.

Please call **Denise Campbell** on **01949 87 86 90**



Want one of these???

Then get one of these!!!

• WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!! •

Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

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!