

FOR SALE

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**THE BUNGALOW, 7 HARRISON COURT, BINGHAM,
NOTTINGHAM, NOTTINGHAMSHIRE NG13 8TD**

£192,500

A very rare opportunity to acquire an easily managed, immaculately presented and double glazed bungalow style home within this purpose built block; designed specifically for the over 55s only and, sensibly, fitted with a shower room. There is also a day lounge for residents who enjoy socialising as well as a laundry.

A complete overhaul of the accommodation over the last few years has seen the installation of a Palmers of Trent Bridge breakfast kitchen and shower room, new décor and carpets throughout as well as new and more efficient electric wall heaters to all rooms.

The bungalow is nicely tucked away for those who enjoy a little privacy; whilst there is a wonderful seating area within the Courtyard that is used by the residents for social gathering during the warmer summer months... the perfect setting for a chat!

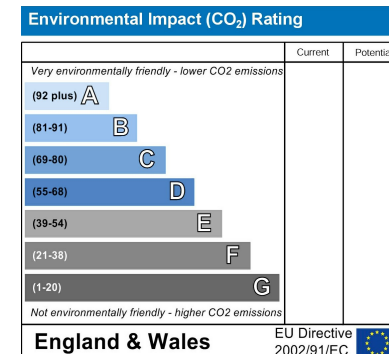
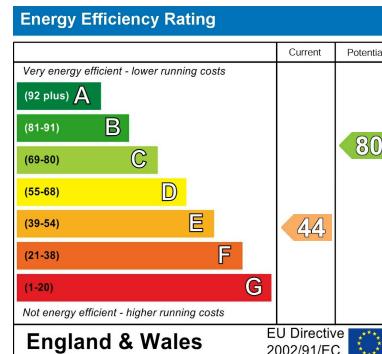
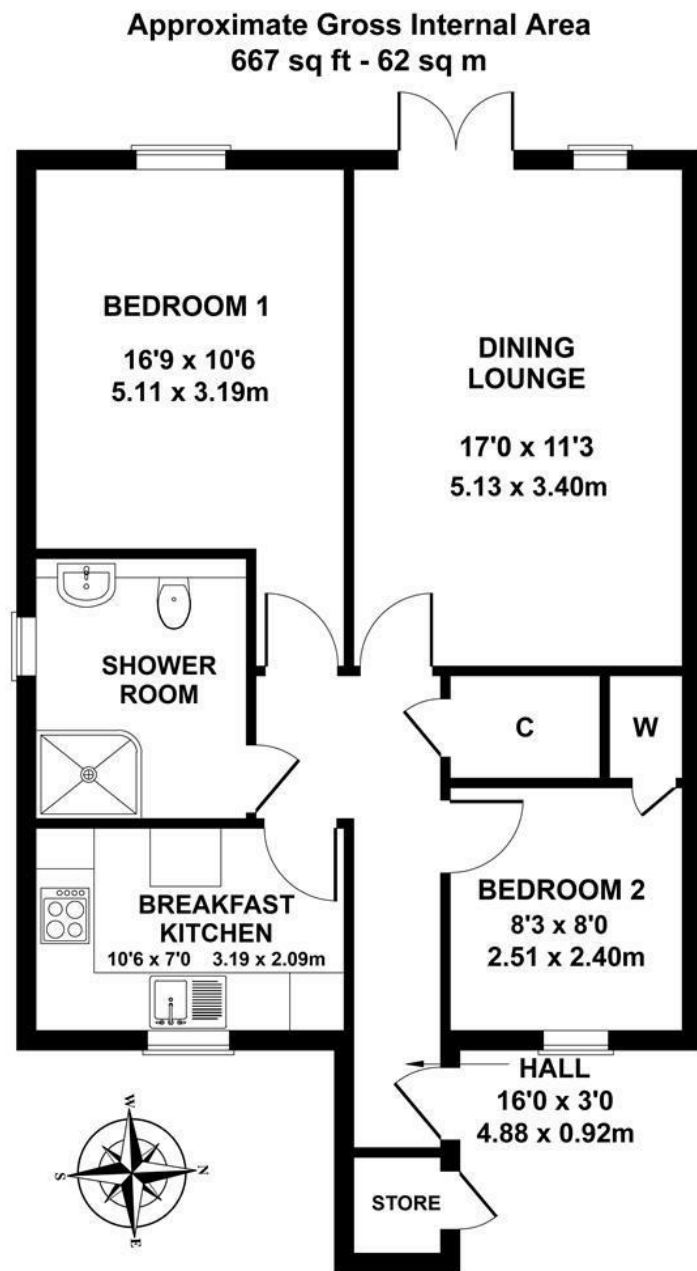
Properties within this development are always very popular, especially those in prime locations and pleasant outlooks. This particular property enjoys a delightful position with views over the established sunny communal and wonderfully maintained gardens located to the rear. With double doors from the lounge leading onto a patio area and looking out across the texture and colour of landscaped gardens.

Close at hand and only a short walk is a local convenience store / newspaper shop with more extensive amenities being available within Bingham Market Place and there is also a regular bus service to the centre of Bingham and Nottingham City Centre on Nottingham Road; a short walk away.

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 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.

THE BUNGALOW, 7 HARRISON COURT, BINGHAM, NOTTINGHAMSHIRE NG13 8TD





Council Tax Band

A

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Turn eventually right into Thoresby Road. At the T junction turn left into Bowland Road. Turn right into Wychwood Road, and then left again into the communal parking area. The front door for Number 7 will be found on the left hand side of the main Courtyard.

For Sat Nav use Post Code: NG13 8TD

This is a leasehold property. The annual maintenance charge for 2024 was £2,104.32 (£175.36 per month) which includes the Building Insurance, maintenance of the gardens, 24 hour 'pull cord' emergency assistance, exterior window cleaning, cleaning of all communal areas, communal lighting, community/social room for activities and gatherings.

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 £5,634 in 2024 for this extremely important Charity.

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.

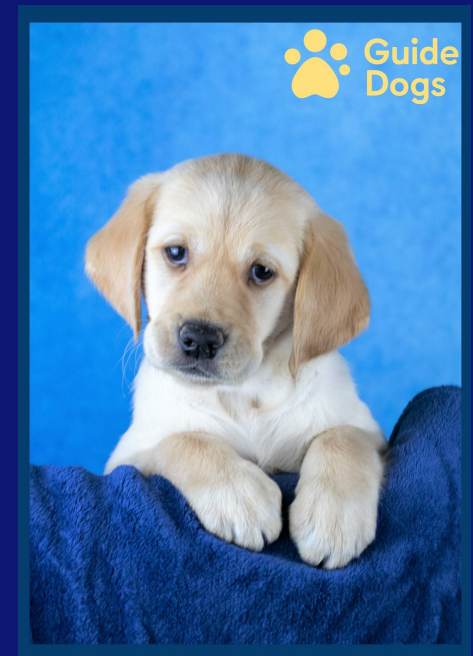
REFERRAL FEES

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. 27th August 2025

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

HALLWAY

16'0 long (4.88m long)
with useful storage cupboard and recently upgraded electric radiator. Wood effect flooring.

BREAKFAST KITCHEN

10'6 x 7'0 (3.20m x 2.13m)
Created by Palmers of Trent Bridge, with L shaped work surface with drawers and cupboards under. Single drainer sink unit. Wall mounted cupboard units with under-lighters. NEFF fittings including Electric oven and hob with extractor fan over. Tiled upstands. Built-in fridge and freezer. Double glazed window overlooking the comings and goings. Wood effect flooring. A breakfast bar and a recently upgraded electric radiator.





DIINING LOUNGE

17'0" x 11'3" (5.18m' x 3.43m)

with a full height double glazed window and double glazed double doors leading to a small patio area and the communal landscaped gardens. A recently upgraded electric radiator and feature electric fireplace.





BEDROOM 1

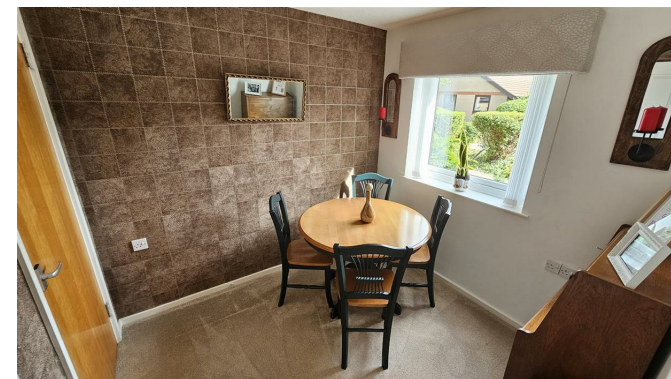
16'9 x 10'6 (5.11m x 3.20m)
with an upgraded electric radiator and a double glazed window overlooking the rear.

BEDROOM 2 / DINING ROOM

8'3 x 8'0 (2.51m x 2.44m)
with a double glazed window overlooking the front and a useful built-in wardrobe / store.

SHOWER ROOM

With three piece suite in white consisting a corner shower enclosure with a grab rail and electric shower, a low flush W.C. with concealed cistern and a wash hand basin with splashback and cupboards under. Obscure and double glazed window.





OUTSIDE - PARKING

There is a large area of communal parking for numerous vehicles off Wychwood Road as well as a smaller parking area for 5 vehicles that is approached off Bowland Road.





OUTSIDE - THE COMMUNAL LIFESTYLE

There are large communal gardens which include lawns and shrub borders with flower beds and there is a large and communal seating area within the Courtyard that is used by the residents for social gathering during the warmer summer months... the perfect setting to chat, chat and... chat... all of which are maintained as part of the Leasehold arrangement and charges. Immediately to the rear of the Number 7 is a southerly facing and communal lawned gardens with trees and shrubs that are all maintained under the Management Charge.





h **Hammond**
Property Services

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BINGHAM'S COMMUNITY ESTATE AGENT



Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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PROTECTION ADVISORS

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Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

FULLY MANAGED or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove and 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 Denise on **01949 87 86 90**



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Then get one of these!!!

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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!