

**TO LET**

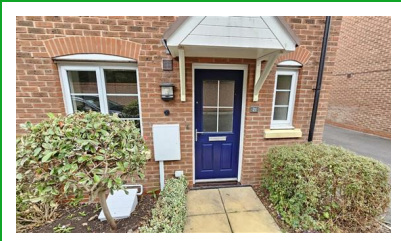
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**21 CHERWELL GARDENS, BINGHAM,  
NOTTINGHAMSHIRE NG13 8YW**

**£1,150 PCM**

## 21 CHERWELL GARDENS, NOTTINGHAMSHIRE NG13 8YW

New to the rentals market in Bingham, this modern semi-detached home has three bedrooms, the master with en-suite and a family bathroom.

Situated in the highly sought-after market town of Bingham, this modern three-bedroom semi-detached property offers spacious and well-presented accommodation, ideal for families and professional tenants alike.

The property comprises three good-sized bedrooms, including a master bedroom with en-suite shower room, together with a contemporary family bathroom. To the ground floor, there is a generous lounge diner providing an excellent living and entertaining space, a fitted kitchen with ample storage, and a convenient ground floor cloakroom/WC.

Externally, the property benefits from off-road parking located to the rear, along with an enclosed rear garden complete with shed. To the front, the home enjoys a pleasant open aspect, adding to the attractive setting.

Early viewing is highly recommended.

**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 include damage as 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 payment of rent determined by the Tenant Fees Act 2019.

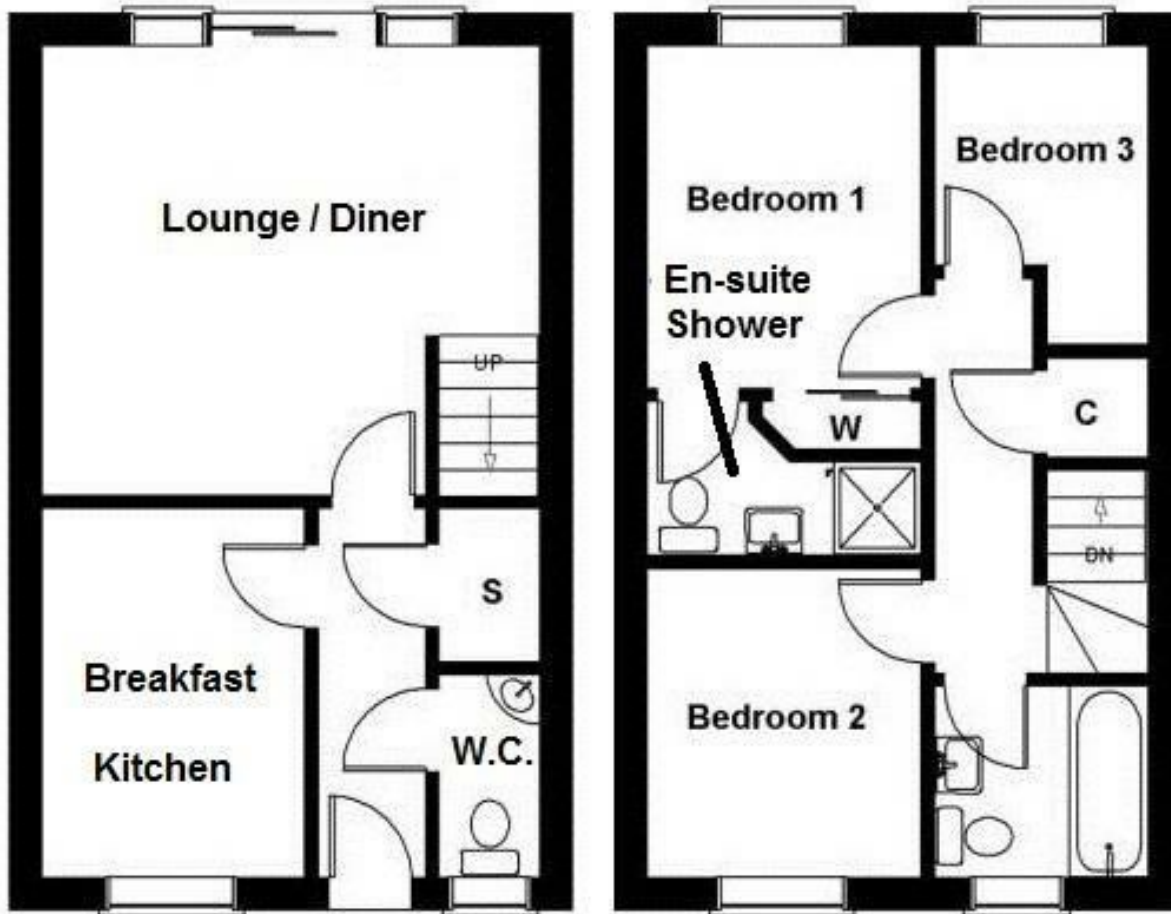


### VIEWING APPOINTMENT

**Date:** \_\_\_\_\_

**Time:** \_\_\_\_\_

**Meeting:** \_\_\_\_\_



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

Council Tax Band **C**



**DIRECTIONAL NOTE**

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Property Services

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Are you a landlord?

We offer:

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



**Impressed by the quality of this brochure?**

**Does your property deserve to be promoted like this?**

**Please call this office on 01949 878690 to arrange a suitable time for us to call out and to discuss what we do and how we do it!**