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FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com





11 WETHERLAM CLOSE, THE MEADOWS, NOTTINGHAM, NOTTINGHAMSHIRE NG2 1LG

£189,950

11 WETHERLAM CLOSE, THE MEADOWS, NOTTINGHAMSHIRE NG2 1LG

NO UPWARD CHAIN

This three bedroom end townhouse is ideally situated within a peaceful residential cul de sac and is approximately a 10 minute walk to Nottingham Train Station, with the City Centre itself being just beyond.

The property itself has gas central heating as well as UPVC double glazing. The accommodation briefly comprises a hallway, dining lounge and breakfast kitchen to the ground floor, with 3 bedrooms and bathroom to the first. Off road parking within a communal courtyard and a private rear garden.

The property is being sold with the benefit of NO CHAIN - hence the price being set to secure a speedy transaction.

This property would suit a range of buyers including first time buyers and investors.

The real star of the show is the location. Wetherlam Close sits at the gateway between the historic City Centre and the scenic River Trent with the adjacent and picturesque Victoria Embankment with its fantastic walks by the River and the Memorial Gardens.

1. Connectivity at Your Doorstep
Commuting is a breeze. The Queens Walk Tram Stop is just a short stroll away (200m!), whisking you into the city centre or toward the QMC and University in minutes. Nottingham Train Station is reachable in approximately 10 minutes on foot, making London or Birmingham an easy day trip.

2. Riverside & Green Spaces
Enjoy the best of Nottingham's natural beauty. You are perfectly placed for morning jogs or evening strolls along the River Trent embankments. Cross the suspension bridge and you're in Victoria Embankment park, or take a scenic walk toward the picturesque villages of Wilford and Beeston.

3. The "Bridgford Border" Advantage
Located on the edge of the Meadows, you benefit from "The Bridgford Effect." You are minutes away from the boutique shops, trendy bars, and upscale dining of West Bridgford's Central Avenue, but without the premium price tag.





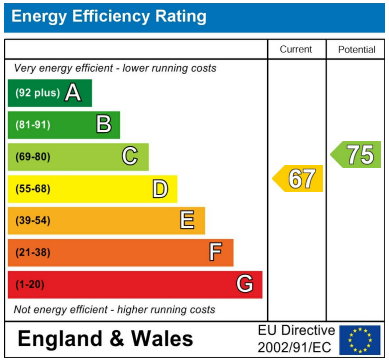
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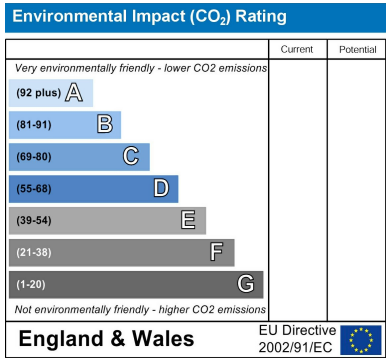
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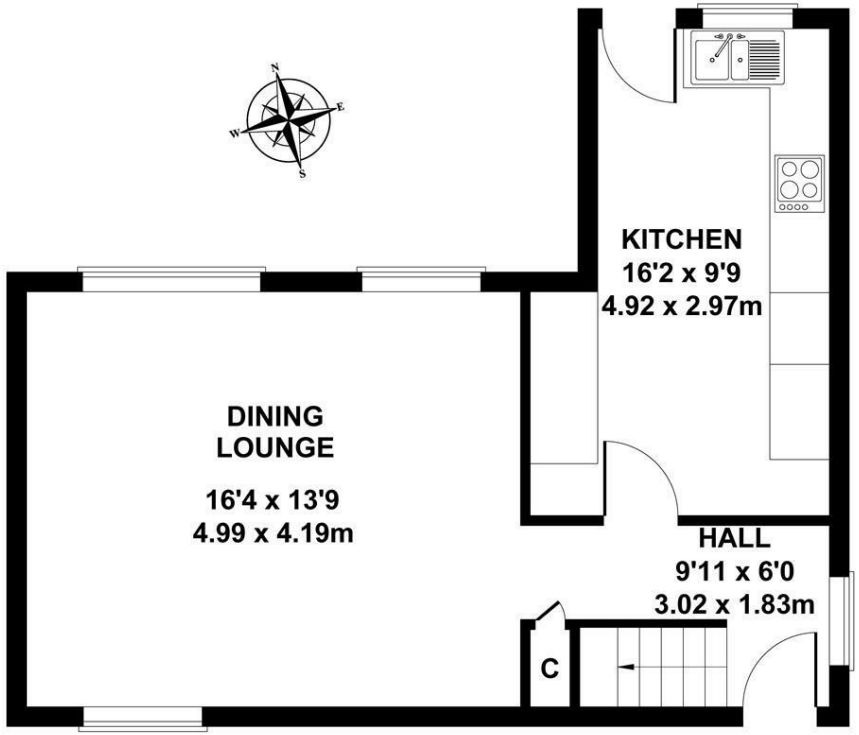
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Council Tax Band **A**

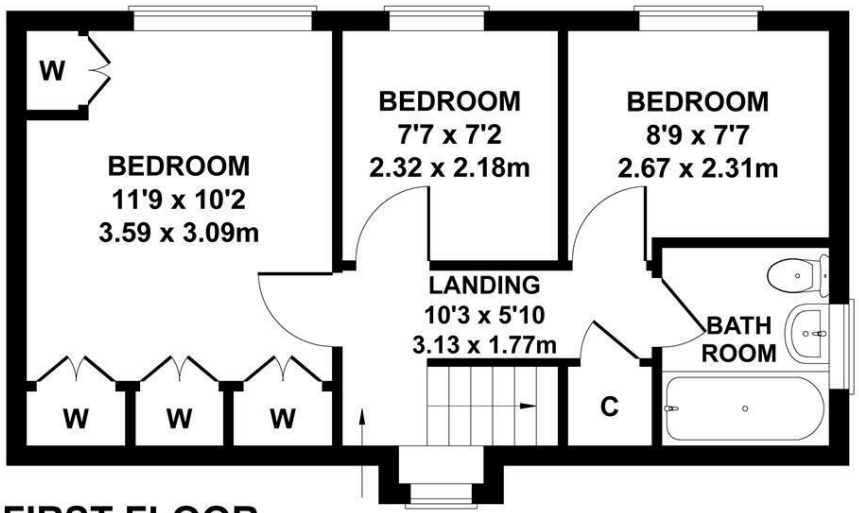


GROUND FLOOR

Approximate Gross Internal Area
807 sq ft - 75 sq m

Not to Scale.

For Illustrative Purposes Only.



FIRST FLOOR

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 £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

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 January 2026

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.





Upvc entrance door into the

HALLWAY
10'0 x 6'0 (3.05m x 1.83m)
with stairs to the first floor

DINING LOUNGE
16'4 x 13'9 (4.98m x 4.19m)
with a central heating radiator and three double glazed windows overlooking the front and rear garden. Serving hatch from the kitchen.





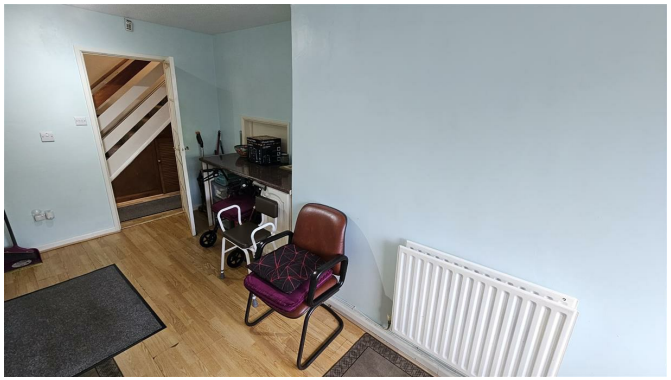




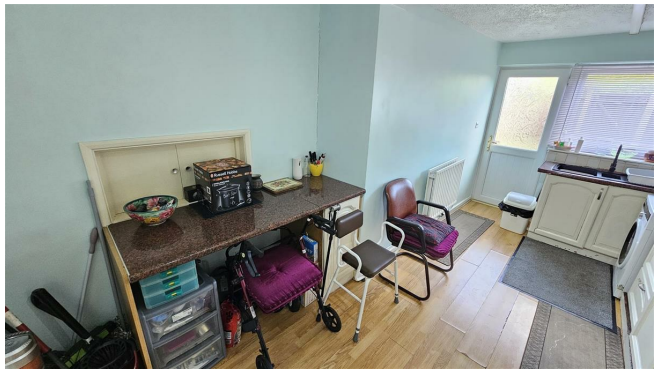


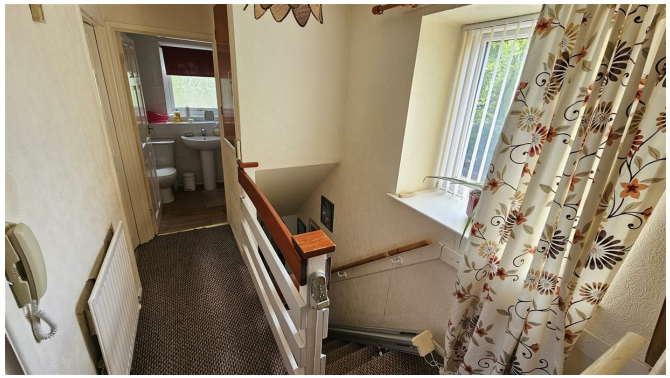
BREAKFAST KITCHEN
16'2 x 9'9 (4.93m x 2.97m)
with a central heating radiator and a double glazed window. Double glazed door leading into the very private rear garden. Serving hatch to the dining room.











LANDING
with a central heating radiator and a double glazed window overlooking the front garden.

BEDROOM 1
11'9 x 10'2 (3.58m x 3.10m)
with a central heating radiator and a double glazed window overlooking the rear garden.
A run of double wardrobes.











BEDROOM 2
8'9 x 7'7 (2.67m x 2.31m)
with a central heating radiator and a double glazed window overlooking the rear garden.

BEDROOM 3
7'7 x 7'2 (2.31m x 2.18m)
with a central heating radiator and a double glazed window overlooking the rear garden.

BATHROOM
Double glazed window to the rear, a low level W.C., pedestal sink, a panelled bath with mixer tap shower fitting.











GARDEN TO FRONT
An easy area to maintain with lawn and plenty of colour. Off road parking within a communal courtyard.

FULLY ENCLOSED GARDEN TO THE REAR
A well established and mature garden with plenty of shrubs providing both texture and colour, a gravelled area and a garden shed.











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EASY ACCESS TO THE TRAM NETWORK

Commuting is a breeze. The Queens Walk Tram Stop is just a short stroll away (200m!), whisking you into the city centre or toward the QMC and University in minutes. Nottingham Train Station is reachable in approximately 10 minutes on foot, making London or Birmingham an easy day trip.











Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

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PROTECTION ADVISORS

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

Protection for:
Life
Critical Illness
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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**

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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!