



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

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**16 & 18 NEWGATE STREET, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8FD**

£450,000

16 & 18 NEWGATE STREET, BINGHAM, NOTTINGHAMSHIRE NG13 8FD

Two properties in one! The Big Question is... how will you use the versatile layout that provides you with either 3 or 4 Bedrooms?... depending on whether you wish to use THE BIG ROOM; the living space of what was Number 18 as family accommodation; a huge bedroom with en-suite facilities, or for an independent relative to use as it has its own access door on the ground floor... or for a Home Office or, for the best party room / private bar in the area... or for those looking to operate an Airbnb style rental... you choose!

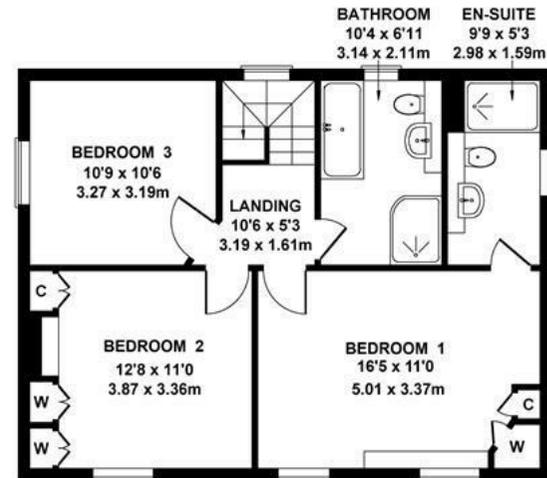
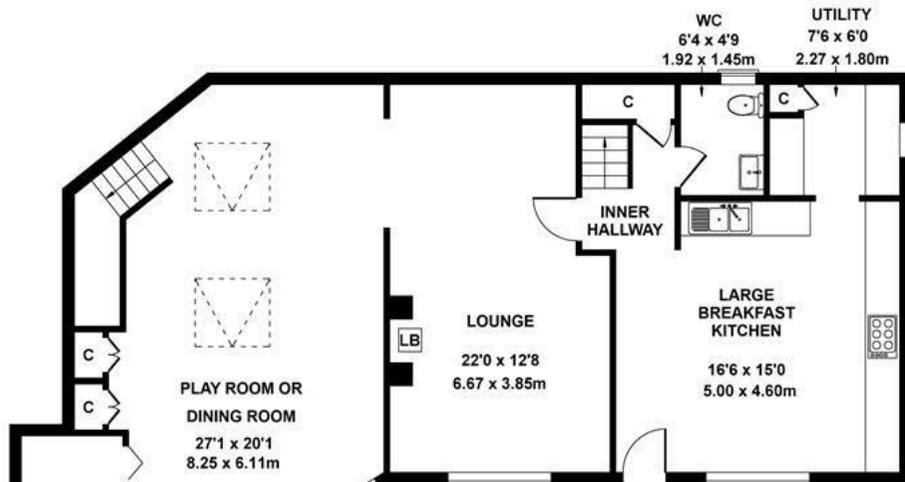
A good look at the Floor Plan will help to explain all... and then there is the usual accommodation found within a family home... the spacious breakfast kitchen with a utility room, the downstairs W.C., the family lounge and then the light and bright extension link that brings Number 16 and 18 together... how will you use it? This leads into a further room which, in turn, follows into the hallway of the additional accommodation. To the first floor is the main bedroom with an en-suite shower room, two further bedrooms that are served by the four piece suite that includes the jet bath and corner shower enclosure.

The property would be perfect for families either upsizing or locating into this vibrant and bustling Market Town and the accommodation is larger than average due to the generous room proportions and the bringing together of two properties. As expected, there is gas central heating, double glazing throughout, a block paved off street parking space to the front as well as the garage which is accesses from Newgate Street.

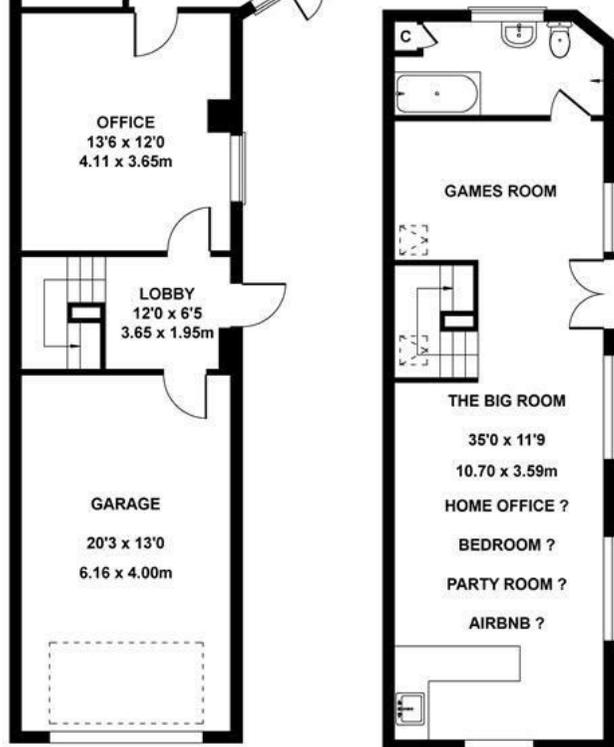
The very private and southerly facing garden is all to the front, which ensures plenty of sunshine during those summer days and is a haven of mature shrubs and plants.

The property is being offered with the added benefit of NO CHAIN to enable a speedy purchase for the right buyer and the property will be cleared.





FIRST FLOOR



GROUND FLOOR

FIRST FLOOR

Approximate Gross Internal Area
2723 sq ft - 253 sq m

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



DIRECTIONAL NOTE From our Bingham Office the property may be approached by turning left onto Newgate Street where Number 16 & 18 will be found on your right hand side, clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8FD

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	73
(21-38) F	57
(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	

Council Tax Band

G

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@hammondpropertyervices.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.hammondpropertyervices.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

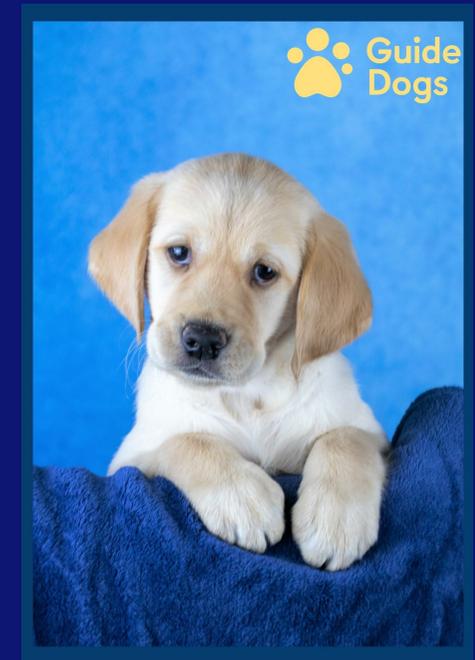
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 and double glazed entrance door into the
BREAKFAST KITCHEN
16'6 x 15'0 (5.03m x 4.57m)
with a central heating radiator and a double
glazed window overlooking the front garden.

UTILITY ROOM
7'6 x 6'0 (2.29m x 1.83m)





INNER HALLWAY

10'0 x 8'6 (3.05m x 2.59m)

CLOAKROOM / W.C.

15'0 x 12'0 (4.57m x 3.66m)

LOUNGE

22'0 x 12'8 (6.71m x 3.86m)





PLAY ROOM OR DINING ROOM
27'0 x 20'0 (8.23m x 6.10m)





HOME OFFICE

13'6 x 12'0 (4.11m x 3.66m)

SEPARATE LOBBY WITH ENTRANCE DOOR

12'0 x 6'5 (3.66m x 1.96m)

There is a separate access door from the driveway and a staircase that leads to the additional accommodation as follows and a door into the garage.

GARAGE

20'3 x 13'0 (6.17m x 3.96m)





**OPEN PLAN HOME OFFICE / PARTY ROOM /
AIRBNB / BED**

35'0 x 11'9 (10.67m x 3.58m)

BATHROOM

12'0 x 6'0 (3.66m x 1.83m)





BACK TO THE MAIN HOUSE

FIRST FLOOR LANDING

10'6 x 5'3 (3.20m x 1.60m)

BEDROOM 1

16'6 x 11'0 (5.03m x 3.35m)

EN-SUITE SHOWER ROOM

9'9 x 5'3 (2.97m x 1.60m)





BEDROOM 2

12'8 x 11'0 (3.86m x 3.35m)

BEDROOM 3

10'9 x 10'6 (3.28m x 3.20m)

FAMILY BATHROOM

10'4 x 7'0 (3.15m x 2.13m)

LOFT ACCESS - SCOPE FOR MORE DEVELOPMENT?





OUTSIDE - FRONT

The property is set back from Newgate Street behind a high retaining wall that ensures privacy and security with a block paved driveway providing off-street parking and there is access to the GARAGE with an electric up and over door with remote control. The front of the property is southerly facing which ensures plenty of light and bright rooms and an established and well stocked garden with many planting areas, mature shrubs, and a wealth of plantings that provide the interesting texture and colours ... and now it's your turn now to continue the maintenance and care of such a wonderful feature that is so seldom found... a well-created, established and very much cherished garden.





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Steve Pritchett

Please contact us for a FREE discussion on our services

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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**

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LET BY

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Then get one of these!!! →

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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!