



**Hammond**  
Property Services

**FOR SALE**

**01949 87 86 85**

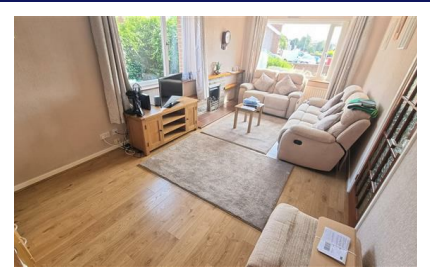
[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**26 NOTTINGHAM ROAD, BINGHAM,  
NOTTINGHAMSHIRE NG13 8AT**

**£250,000**

## 26 NOTTINGHAM ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8AT

Hammond Property Services are delighted to offer for rent this two bedroom chalet-style detached property in an excellent location in Bingham. Comprising of double glazed UPVC windows throughout. Central heating. Downstairs there is a lounge, separate dining room and fitted kitchen, with a shower room and two bedrooms to the first floor. Off road parking, garage and wrap around front garden and courtyard back garden. Within very close proximity is Bingham town 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.

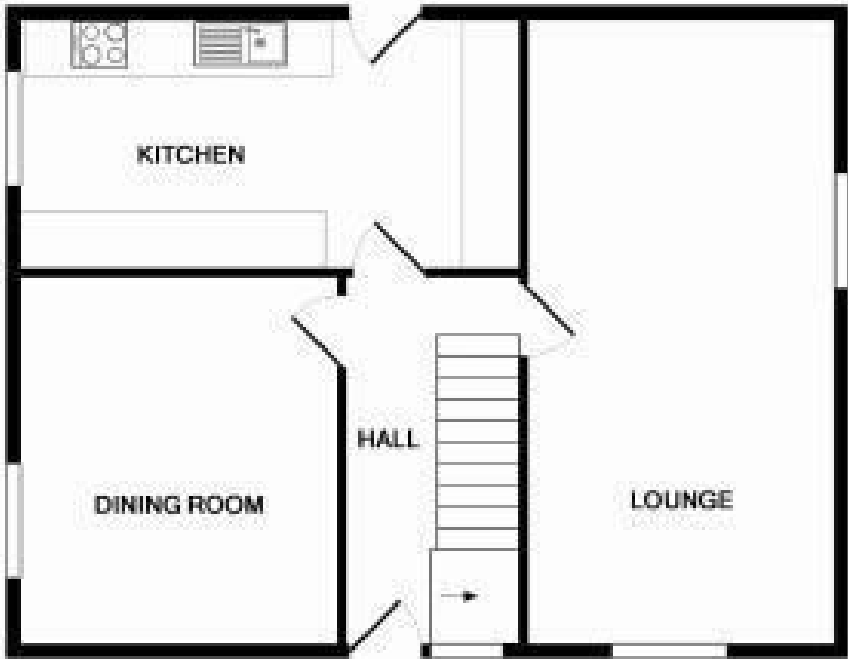
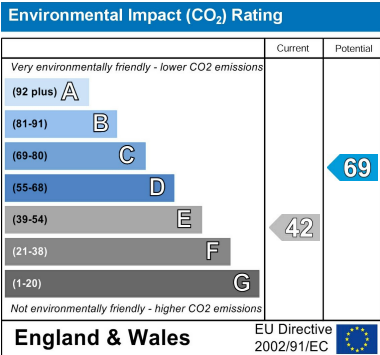
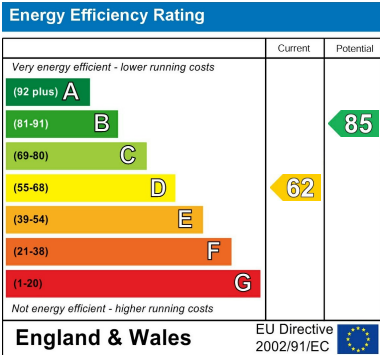


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. The property will then be found on the right hand side on the corner of Nottingham Road and Brewsters Close clearly identified by our Hammond Property Services to let board.

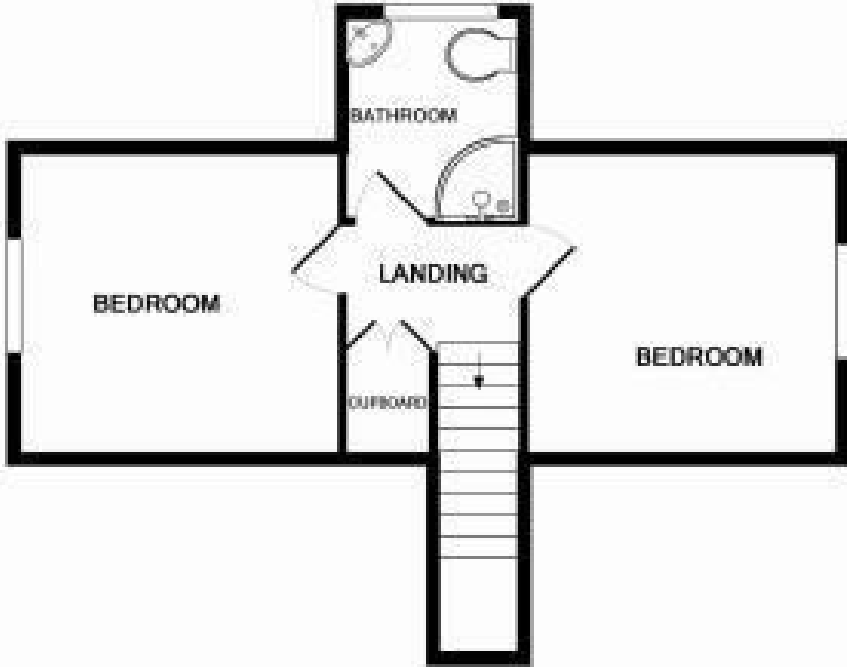
**For Sat Nav use Post Code:**     **NG13 8AT**

Council Tax Band

C



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2014

# 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](mailto: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](http://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

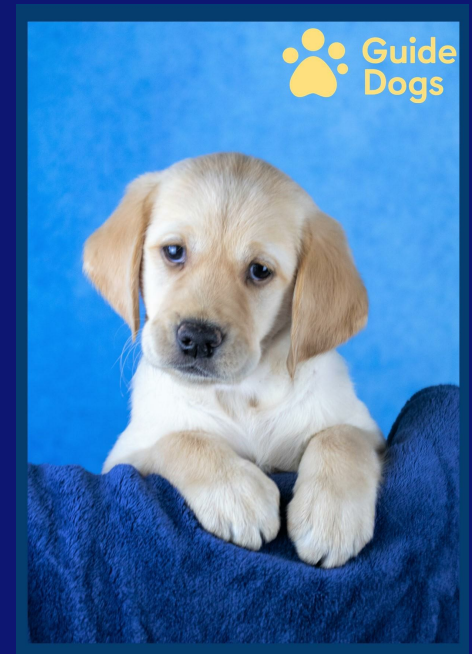
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





ENTRANCE DOOR THROUGH TO:

**ENTRANCE HALLWAY**

Stairs rising to the first floor and central heating radiator.

**DINING LOUNGE**

16'11" x 10'11" (5.18m x 3.35m)

Two double glazed windows to side and rear elevation and central heating radiator.





### **KITCHEN**

Fitted with a range of wall and base units, double glazed window to side elevation and double glazed door to rear garden.

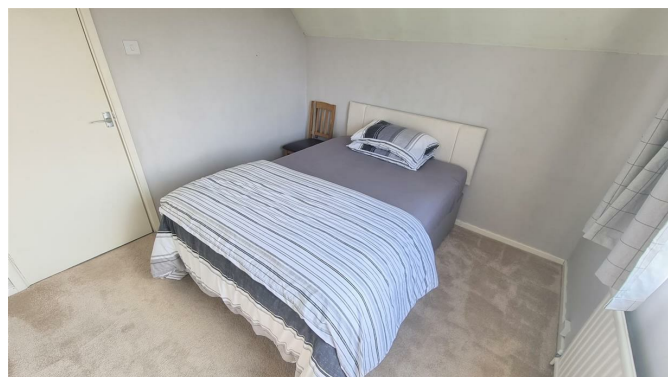
### **DINING ROOM/BEDROOM THREE**

10'0" x 10'0" (3.05m x 3.05m)

Double glazed window to side elevation and central heating radiator.

### **STAIRS & LANDING**

Storage cupboard.





### **BEDROOM ONE**

10'11" x 10'11" (3.35m x 3.35m)

Double glazed window to side elevation and central heating radiator.

### **BEDROOM TWO**

10'11" x 10'0" (3.35m x 3.05m)

Double glazed window to side elevation and central heating radiator.





### **SHOWER ROOM**

Low level W.C, wash hand basin and separate shower cubicle.

### **OUTSIDE**

To the exterior there is a pleasant large patio area which leads to the side door of the single detached garage with single drive. There is also a grassed area to the front and side of the property.









**Hammond**  
Property Services

---

**FOR SALE**

---

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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



To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!



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**





**SOLD**

01949 87 86 85

www.hammondpropertyservices.com

← Want one of these???

**Then get one of these!!!**

→



**FOR SALE**

01949 87 86 85

www.hammondpropertyservices.com

© 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!