Hammond
Property Services

FOR SALE

01949 87 86 85

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





28 NURSERY ROAD, RADCLIFFE-ON-TRENT, NOTTINGHAM, NOTTINGHAMSHIRE NG12 2HH

£269,950

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“OPTION 3 SCHEME” - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL ‘‘OPTION 3 SCHEME’’. For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.

A considerably extended three storey, three double bedroom mid-terrace home in Radcliffe on Trent. The property benefits from a rear extension, as well as a Dormer roof and loft conversion. This has created a versatile room that could be used as a Bedroom and a work space or dressing area with the added benefit of an en-suite shower room.

The property briefly comprises a lounge with period style gas fire, sitting room with a log burner, built in understairs storage, an opening into the kitchen diner and stairs to the first floor. The kitchen benefits from ample storage, space for appliances and has double doors that open up onto the southerly facing rear garden. To the first floor there are two double bedrooms that both feature period fireplaces and a three piece family bathroom consisting a bath with shower overhead, W.C. and a wash basin. Finally to the top floor is the main bedroom that again benefits from plenty of built in storage, a home working space or dressing area and an en suite shower room.

To the rear is a sensibly landscaped and fully enclosed garden that is laid to lawn, with an extended area of patio for al fresco dining and entertaining with both a decking and fenced boundaries to enable secure play for little ones.

The closest Bus Stop to travel eastwards towards Bingham is only 370 yards away and to travel westwards to Nottingham, only 164 yards... perfect!

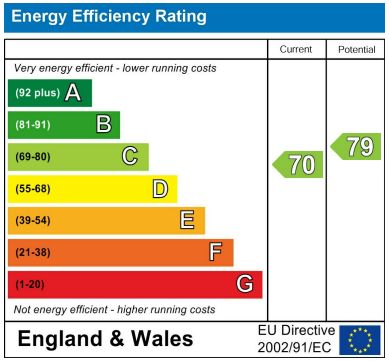


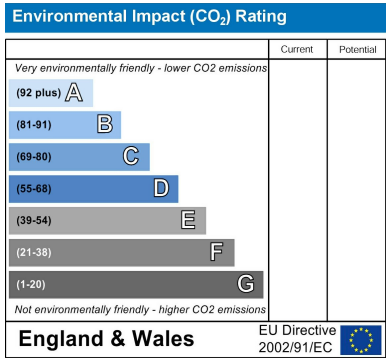


DIRECTIONAL NOTE On leaving the centre of Radcliffe on Trent continue along the Main Road passing the shops and into Bingham Road. At the traffic lights turn left on to the A52, next right at the corner shop into Woodside Road and then left into Nursery Road, proceed towards the end of the cul-de-sac where our property is the last but one to be situated on the right hand side; clearly identifiable by our Hammond Property Services for sale board.

For Sat Nav use Post Code; **NG12 2HH**

Council Tax Band **B**

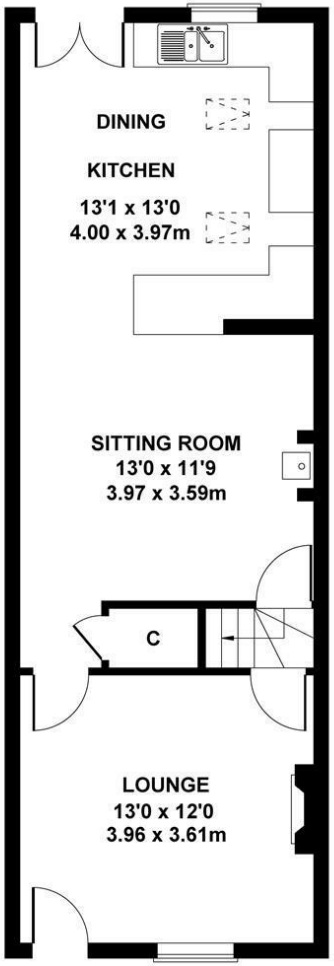




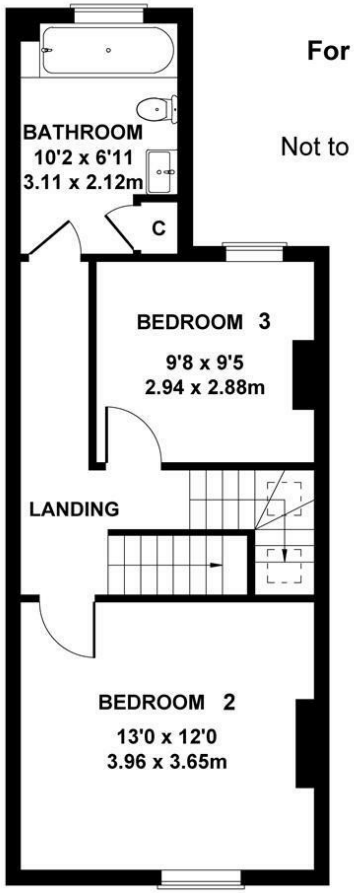
Approximate Gross Internal Area
1249 sq ft - 116 sq m

For Illustrative Purposes Only.

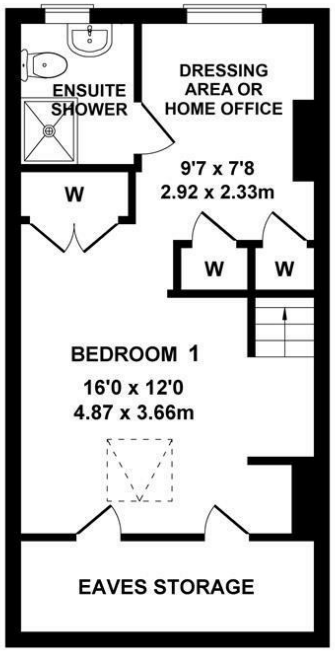
Not to Scale.



GROUND FLOOR



FIRST FLOOR



SECOND 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.





Double glazed entrance door into the

LOUNGE
13'0 x 12'0 (3.96m x 3.66m)
with a central heating radiator and a double glazed window to the front. Feature Minster-style fireplace and wood effect flooring.

SITTING / DINING ROOM
13'0 x 11'9 (3.96m x 3.58m)
with a central heating radiator and this area is open to the Dining Kitchen. A panelled door leading to the stairs.











EXTENDED DINING KITCHEN

13'0 x 13'0 (3.96m x 3.96m)

with wood effect surfaces to all four sides with drawers and cupboards under. Wall mounted cupboard units. Five ring gas hob to the Range with extractor hood over and oven under. Space for a fridge, freezer and there is plumbing for a dishwasher or washing machine. One and a half bowl inset sink unit with swanhead mixer tap. Wood effect flooring. Double glazed double doors to the southerly rear garden.











FIRST FLOOR LANDING
with a central heating radiator and exposed wooden flooring.

BEDROOM 2
13'0 x 12'0 (3.96m x 3.66m)
with a central heating radiator and a double glazed window to the front. Feature fireplace. Wooden floor.











BEDROOM 3
9'8 x 9'4 (2.95m x 2.84m)
with a central heating radiator and a double glazed window to the rear.

BATHROOM
with suite comprising panelled bath with shower over, wash basin with cupboard under, and a low flush W.C., Double glazed window. Central heating radiator.

FROM THE LANDING, STAIRS RISE TO THE











SECOND FLOOR LANDING AREA

BEDROOM 1

16'0 x 12'0 (4.88m x 3.66m)

with a central heating radiator, a velux window to the front and into-eaves storage. Built-in double wardrobe.

DRESSING AREA / HOME OFFICE

9'7 x 7'8 (2.92m x 2.34m)

The Bedroom area is open plan to the Dressing Area / Home Office? with a double glazed window to the rear and cleverly created storage cupboards.











EN-SUITE SHOWER ROOM

Double glazed window to the rear elevation, low level W.C., a pedestal wash hand basin, a fully tiled shower enclosure.

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OUTSIDE

To the rear is an enclosed garden which includes an extended patio area and a lawn with borders. Sensibly,











an outside tap has been provided. The patio area has been created as a wonderful haven from which to enjoy al fresco dining during those balmy summer evenings with family and friends... and two steps lead up to an area of decking... the perfect vantage point from which to enjoy the landscaped gardens and the last drops of Merlot as the rays of the sun disappear over the neighbouring roof tops. The garden shed will be included within the sale.

















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To arrange a viewing of this property, please contact our office on

01949 87 86 85 or email 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

akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

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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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!