



**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)



**19 HAREBELL GARDENS, BINGHAM,  
NOTTINGHAMSHIRE NG13 8TA**

**£1,200 PCM**



## 19 HAREBELL GARDENS, NOTTINGHAMSHIRE NG13 8TA

This attractive three-bedroom terraced home is located in the popular and well-connected market town of Bingham, Nottinghamshire, offering generous and well-balanced accommodation suited to families, couples, or professional tenants.

The property provides comfortable living space throughout, with well-proportioned bedrooms and a practical layout designed for modern living. Externally, the home benefits from a private rear garden, ideal for outdoor enjoyment, with the added convenience of a garage positioned just a short step from the garden gate, offering secure parking or valuable additional storage. Roadside parking is also available to the front of the property.

Bingham is highly regarded for its excellent local amenities, reputable schools, and strong transport links, including easy access to Nottingham and surrounding areas, making this an ideal location for commuters.

Pets will be considered on an individual basis.

Properties in this area are in high demand, and early viewing is strongly recommended to fully appreciate the space, location, and convenience this home has to offer.

01949 878690 | [Rentals@hammondpropertyservices.com](mailto:Rentals@hammondpropertyservices.com)  
Managed by Hammond Property Services

**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 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 rent payment determined by the Tenant Fees Act 20



**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. Continue along Nottingham Road passing Meadowsweet Hill on the left. Turn next left into Mallow Way and then first right into Harebell Gardens and this property is situated on the left hand side - clearly identified by our Hammond Property Services For Sale sign.

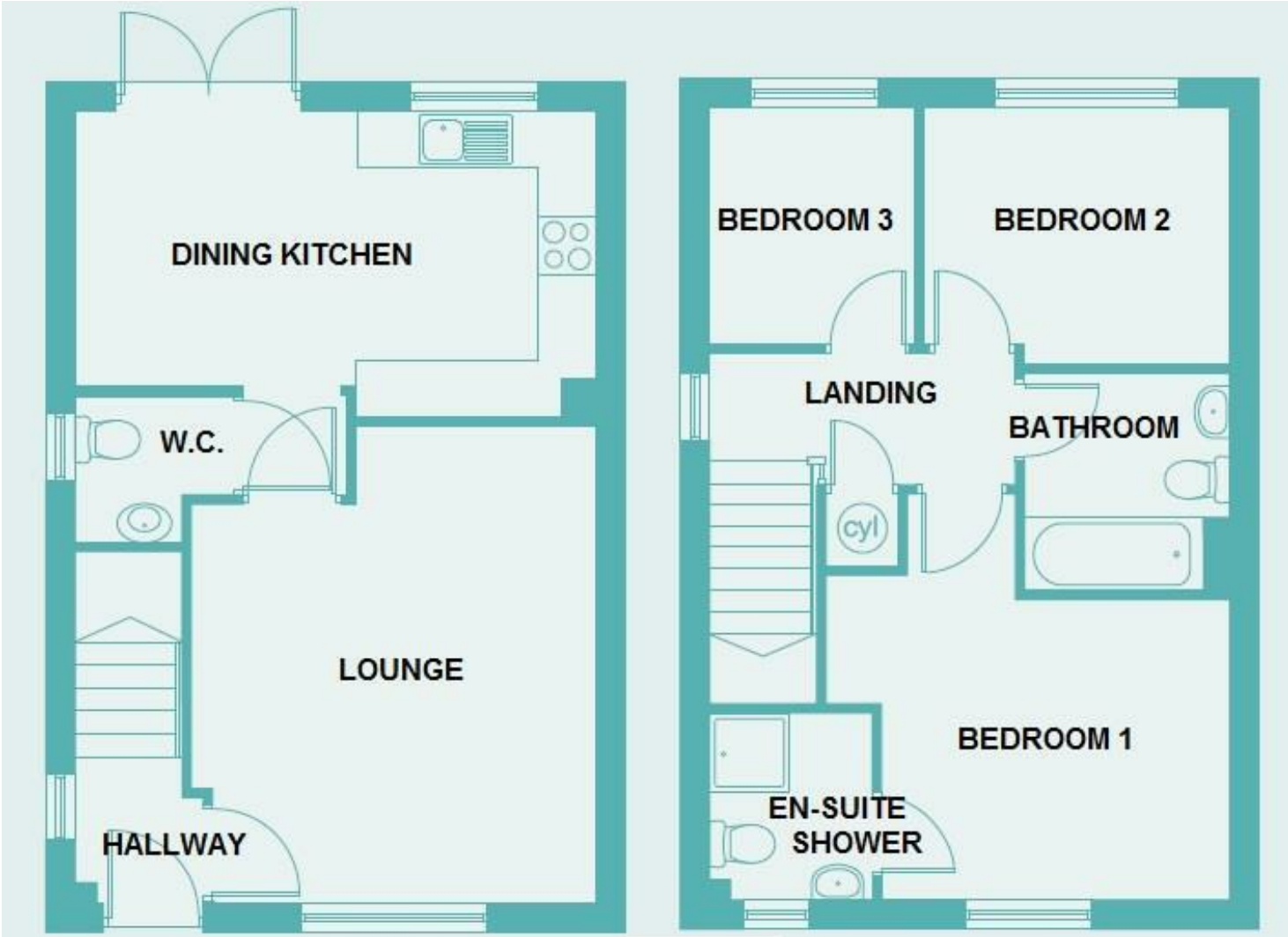
**For Sat Nav use Post Code: NG13 8TA**

Council Tax Band

B

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





# 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 £5,634 in 2024 for this extremely important Charity.

## 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.

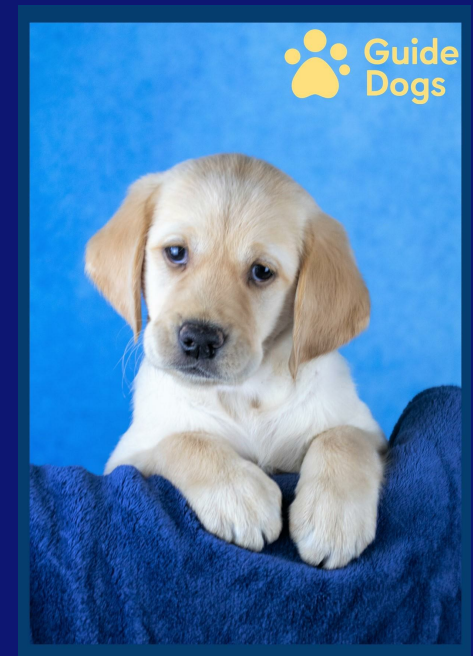
## REFERRAL FEES

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 October 2025

## 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 through to

**HALLWAY**

with stairs to the first floor. Central heating radiator.

**LOUNGE**

14'6 x 12'6 (4.42m x 3.81m)

with double glazed window to the front. Central heating radiator.

**INNER HALLWAY**

with tiled flooring and access to both the cloakroom and dining kitchen.





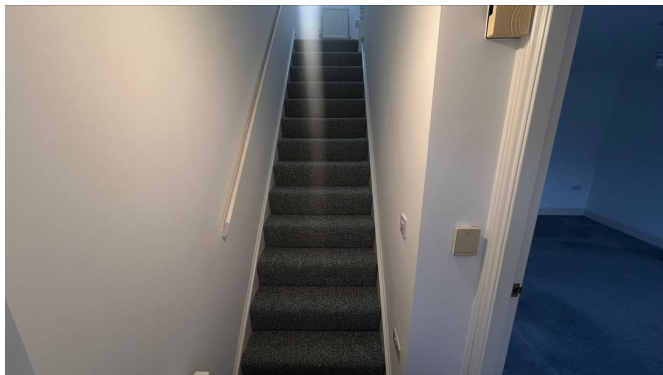


**CLOAKROOM / W.C.**

with two piece suite comprising low flush W.C. and wash hand basin. Tiled flooring.





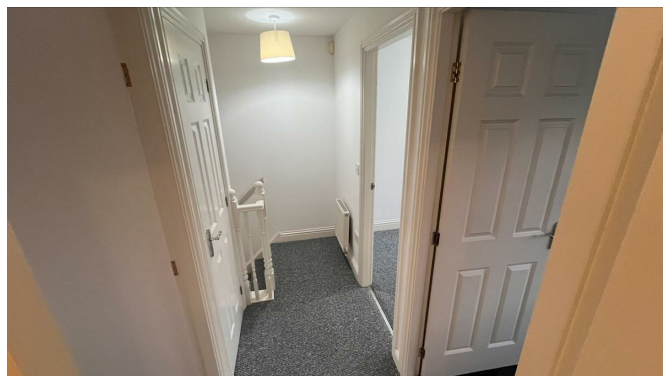


### **DINING KITCHEN**

17'6 x 9'3 (5.33m x 2.82m)

with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Zanussi gas hob, oven and cooker hood. Plumbing for washing machine. Double glazed window. Tiled splash backs. One and half bowl single drainer sink unit with mixer tap. Space for full height fridge freezer. Tiled flooring. Wall mounted Gas central heating boiler. Tiled flooring to both areas.

DINING AREA - with double glazed patio doors to the rear garden. Central heating radiator.







### **LANDING**

Airing cupboard. Access to the loft space. Central heating radiator.

### **BEDROOM 1**

10'9 x 9'0 (3.28m x 2.74m) with double glazed window overlooking the front. Central heating radiator. Built in wardrobes.

### **EN-SUITE SHOWER ROOM**

with a double shower, pedestal wash basin and low flush W.C. Double glazed window. Complementary tiling. Central heating radiator. Recessed lighting.



**ARCHWAY THROUGH  
TO THE GARAGE**



**THE GARAGE**

**ACCESS TO GARDEN**



**BINGHAM'S COMMUNITY ESTATE AGENT**

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### **BEDROOM 2**

9'3 x 8'2 (2.82m x 2.49m)

with double glazed window overlooking the rear. Central heating radiator.

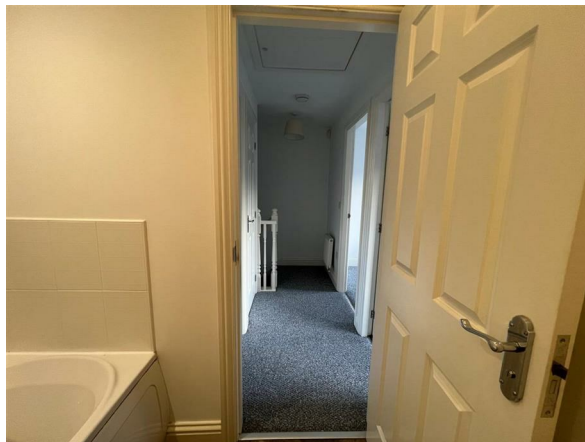
### **BEDROOM 3**

7'9 x 6'3 (2.36m x 1.91m)

with double glazed window overlooking the rear. Central heating radiator.

### **BATHROOM**

with suite comprising panelled bath with mixer tap and shower head, pedestal wash basin and low flush W.C. Central heating radiator. Recessed lighting. Tiled flooring.







### OUTSIDE - FRONT

A wonderful array of mature and colourful foliage spreads across the front boundary and two steps lead up to the front door.





#### **OUTSIDE - REAR**

To the rear is a most attractive and fully landscaped garden which includes a sunny patio area and is fully enclosed with timber fencing. At the head of the garden is an access gate to the parking area and to the GARAGE, which is situated beneath a neighbouring Coach House and accessed by a communal driveway to the left hand side of the property via the adjacent Medway Drive.





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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**

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← Want one of these???

**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!