

FOR SALE BY  
**AUCTION**

**01949 87 86 85**

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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



**4 STATION STREET, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8AQ**

**BY AUCTION £200,000**



## 4 STATION STREET, BINGHAM, NOTTINGHAMSHIRE NG13 8AQ

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor.

This additional time allows buyers to proceed with mortgage finance.

For sale by the Modern Method of Auction, which is operated by iamsold Limited, and with a Guide Price of £200,000 plus Reservation Fee. Full details of the process for the Modern Method of Auction are to be found at the iamsold website.

The property WILL BENEFIT FROM the following IMPROVEMENTS.

- \* New kitchen
- \* New bathroom
- \* New central heating
- \* New wiring
- \* New windows
- \* New carpets
- \* New doors
- \* New skirtings & architrave
- \* New décor throughout

We are expecting considerable interest as properties that are ripe for upgrading and personalising are becoming more rare within the more prestigious addresses within Bingham - hence the price being set so sensibly to allow for your own personal scheme of refurbishment.

The property is being offered with the potential of NO CHAIN to ensure a speedy and trouble-free purchase.

All viewing arrangements are to be made with Hammond Property Services on 01949 87 86 85 or by emailing [bingham@hammondproperty.com](mailto:bingham@hammondproperty.com)



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via The Market Place. Proceed along the top side of the Market Place towards The Buttercross pub & Robert Miles Junior School. Turn left into Station Street where this particular property will then be found on the right hand side.

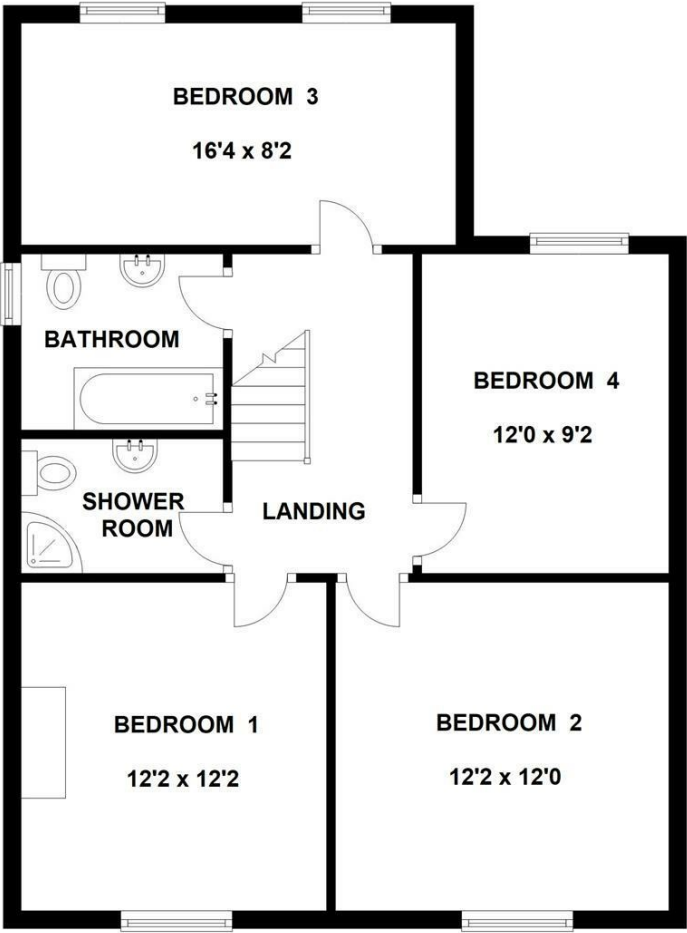
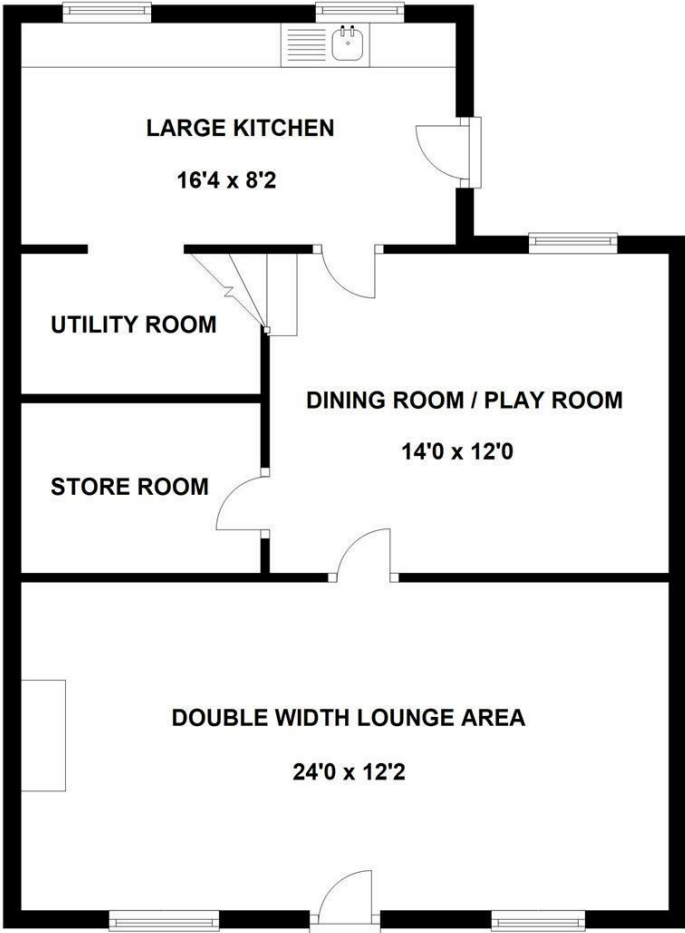
**For Sat Nav use Post Code:**     **NG13 8AQ**

Council Tax Band

C

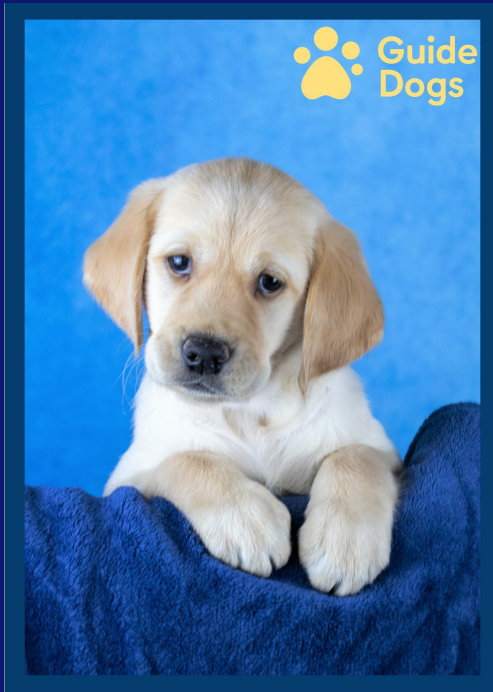
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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





## 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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at  
**OnTheMarket.com**



Find us on Facebook

Hammond Property Services Bingham



Follow us on Twitter

@HammondProperty



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

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







Timber entrance door through to the  
**DOUBLE WIDTH LOUNGE**  
 24'0 x 12'0 (7.32m x 3.66m)  
 with parquet flooring. Central heating  
 radiators. TV point. Ceiling beams and  
 wall lighting.







**DINING ROOM / PLAYROOM**

15'0 x 12'0 (4.57m x 3.66m)  
with double glazed window overlooking  
the rear garden. Central heating  
radiator. Stairs to the first floor. Ceiling  
beams.

**USEFUL STORE ROOM**

9'0 x 6'3 (2.74m x 1.91m)







### **KITCHEN**

16'4 x 8'2 (4.98m x 2.49m)

with L shaped work surface with drawers and cupboards under. Double glazed windows overlooking the rear garden. Door to the exterior. Cherry wood flooring. Open archway through to the

### **UTILITY ROOM**

9'0 x 5'3 (2.74m x 1.60m)

with shelving.







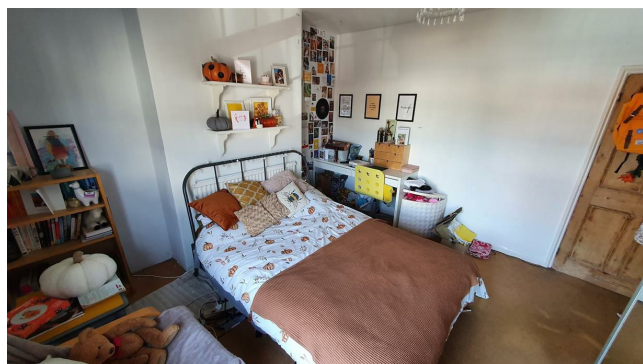
## **LANDING**

### **BEDROOM 1**

12'2 x 12'2 (3.71m x 3.71m)  
with a double glazed window to the front  
and a central heating radiator.

### **SHOWER ROOM**

with a three piece suite of shower cubicle,  
low flush W.C. and a pedestal washbasin.







### **BEDROOM 2**

12'2 x 12'0 (3.71m x 3.66m)  
with a double glazed window to the front  
and a central heating radiator.

### **BATHROOM**

12'0 x 9'0 (3.66m x 2.74m)  
with suite comprising panelled bath with  
shower over, pedestal wash basin and low  
flush W.C. Double glazed window. Central  
heating towel radiator.







**BEDROOM 3**

16'4 x 8'2 (4.98m x 2.49m)  
with two double glazed windows overlooking the rear garden and a central heating radiator.

**BEDROOM 4**

12'0 x 9'2 (3.66m x 2.79m)  
with a double glazed window and a central heating radiator.







### OUTSIDE

To the rear of the property is a fully enclosed enclosed garden which includes an extensive flagged patio area for those who enjoy al fresco dining during those balmy summer evenings. The shaped lawn beyond is flanked by mature shrub borders.







**Rosie Chick**

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

**01949 87 86 85**

## Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

**FULLY MANAGED** or **INTRODUCTION 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.

For more information, call **Richard Kenny** on **01949 87 86 90**



← Want one of these???

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

→

© 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!**