

h

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



**NUMBER 6, HARRIS ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AF**

£70,500

SHARED OWNERSHIP - A 2 bed roomed home on the Romans Quarter development in Bingham with an open plan living/kitchen/dining area, with large understairs storage cupboard & WC to the ground floor. Upstairs offers, there are two double bedrooms, a bathroom & further storage. Two parking spaces to the front and a recently landscaped rear garden.

The property is available at a shared ownership figure of £70,500.

About Shared Ownership - Shared Ownership enables you to buy a share of a home with a mortgage and pay rent on the remaining share. There will be a lease for the portion of the home you don't purchase, with Sparrow Homes. Initially you can buy 30% share of this home at a figure of £70,500 with a further payment of rent at a figure of £485.57 per calendar month. You can buy more shares or take your ownership to 100% at a later date; this is known as staircasing.

Alternatively, the Freehold of this property is available at a figure of £235,000

At Roman's Quarter there is brand new primary school a few minutes' walk away, whilst working professionals can benefit from great road and rail links nearby. You'll also find plenty of bicycle and walking routes throughout the development.

Bingham is a very popular market town which is about 8 miles east of Nottingham City. There is breath taking countryside in the Vale of Belvoir just a few miles away. The development has good travel links by car and train, the A46 is just a short distance and the A1 about 10 miles away. Grantham is less than 30 minutes where a fast train to London takes just over an hour.

If purchasing only a percentage of the property, then the property will be Leasehold and subject to the 125 year Lease... further details will be available from our office.

**NUMBER 6, HARRIS ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 7AF**



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, Penson Gardens on the right and then Henshaw Drive on the left, turn next right into Cabourn Drive and turn left at the T Junction. Pass Cowdell Grove on your right and then Harris Road is the next right turn and this particular property will be found on the right hand side corner clearly denoted by the Hammond Property Services For Sale board.

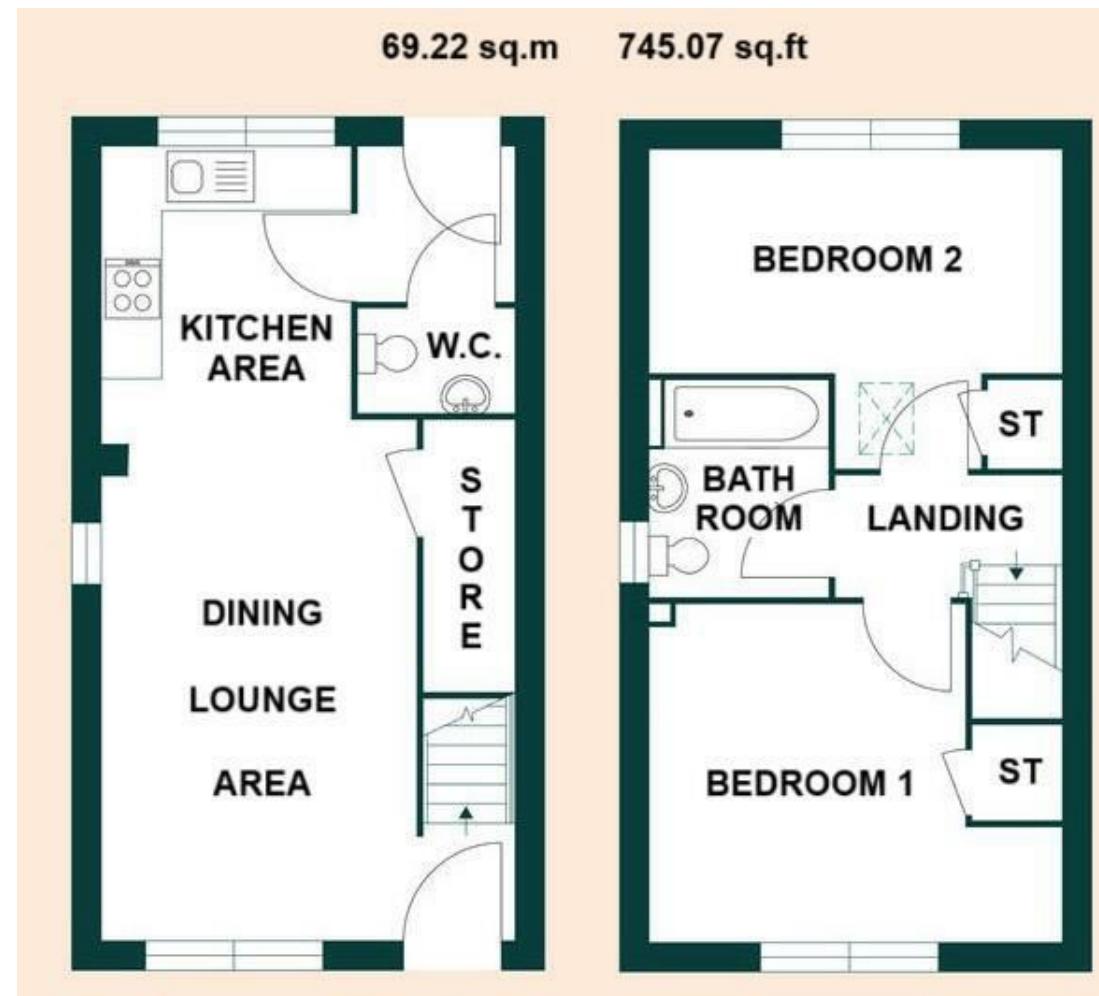
For Sat Nav use Post Code: NG13 7AF

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	
(81-91) B		83	
(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 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	



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

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

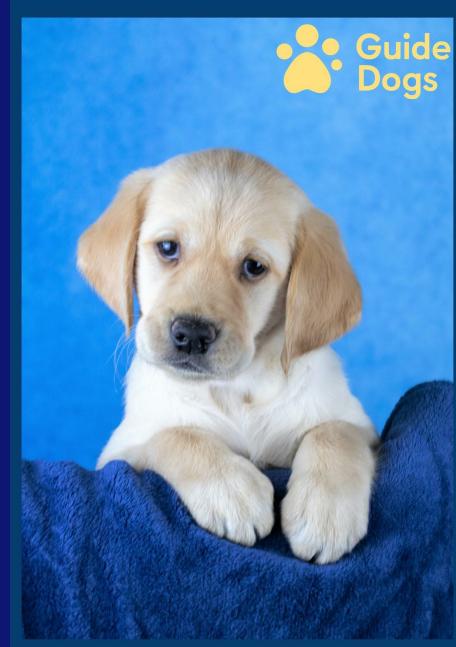


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

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 the

ENTRANCE HALL

Stairs rising to the first floor.

OPEN PLAN DINING LOUNGE & KITCHEN

26'8 x 14'0 (8.13m x 4.27m)

Double glazed window overlooking the front elevation, central heating radiator and an understairs storage cupboard. Fully fitted kitchen to the rear.





BREAKFAST KITCHEN AREA

REAR LOBBY AREA

with a central heating radiator and a double glazed door to the rear garden and a door into the

GROUND FLOOR CLOAKROOM



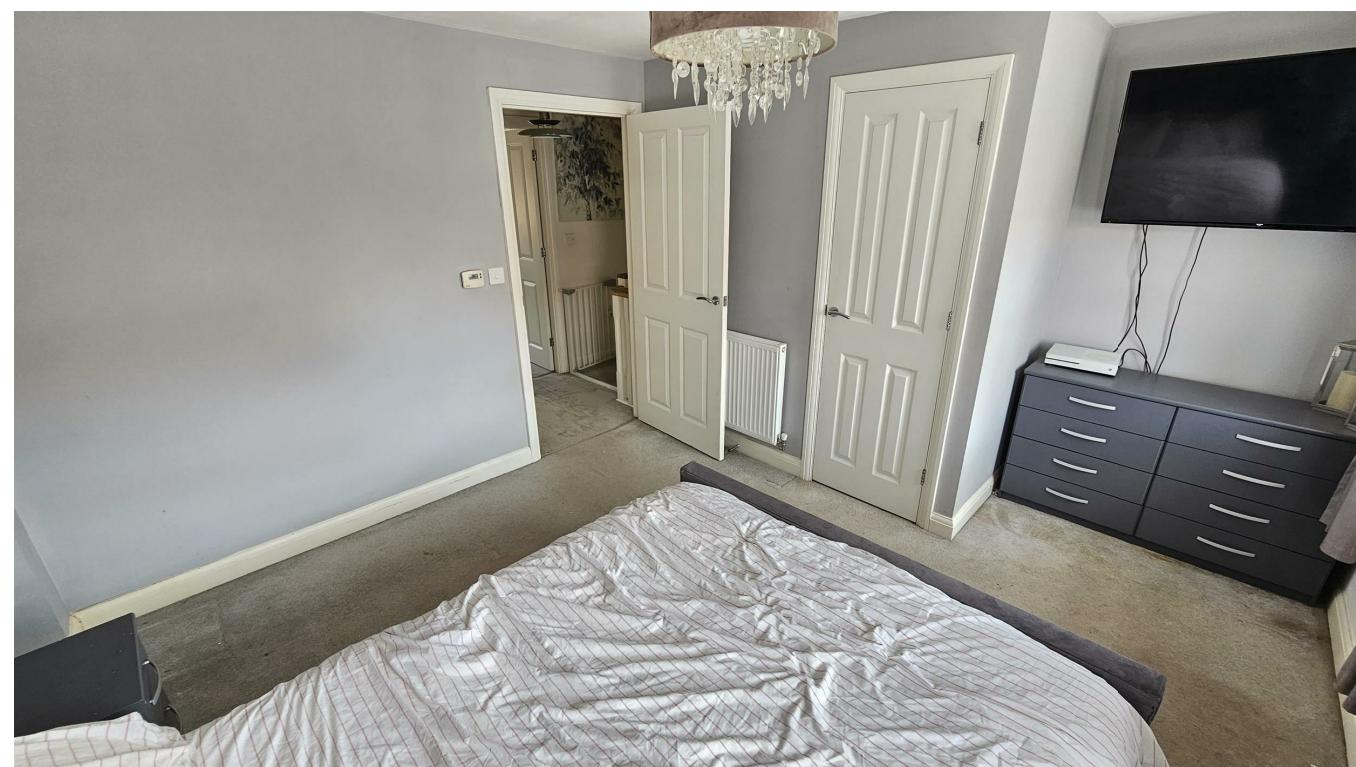


FIRST FLOOR LANDING

BEDROOM ONE

14'0 x 11'6 (4.27m x 3.51m)

Double glazed window overlooking the front elevation, a central heating radiator and a wardrobe recess. Very useful and deep airing cupboard.





BEDROOM TWO

14'0 x 7'6 (4.27m x 2.29m)

Double glazed window overlooking the rear elevation, a central heating radiator and a wardrobe recess.





BATHROOM

Fitted with a white bath with shower over and screen, a wash hand basin, low flush W.C.

OUTSIDE - FRONT

To the front of the property is a double width driveway providing off street parking for two vehicles and an electric car charging point has been thoughtfully fitted.

OUTSIDE - REAR

The current owners have landscaped the garden to create more useable areas including an extended area of patio and a pathway that leads to the gravelled BBQ area which is perfect for those who enjoy entertaining family and friends during those balmy summer evenings.





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**



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!