

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**17 NIGHTINGALE WAY, BINGHAM,
NOTTINGHAMSHIRE NG13 8QP**

£850 PCM

17 NIGHTINGALE WAY, NOTTINGHAMSHIRE NG13 8QP

HAMMOND PROPERTY SERVICES are delighted to bring to the rental market this spacious town house. It is ideally located at the end of this very popular location this beautifully maintained spacious town house in first class decorative order throughout provides ideal low maintenance living.

The property boasts two double bedrooms, a kitchen with a breakfast bar, large enclosed rear garden and two parking spaces. Bingham market place enjoys a range of shopping facilities and a number of popular pubs. For those keen on fitness, the leisure centre is a healthy ten minute stroll away. The property is well positioned just a couple of minutes from the A46 and A52 which allow access to the surrounding centres of Nottingham, Newark and Leicester. Ideal for working professionals or families.

****STRICTLY NO PETS** ** NON-SMOKERS ONLY****

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 2019.



DIRECTIONAL NOTE

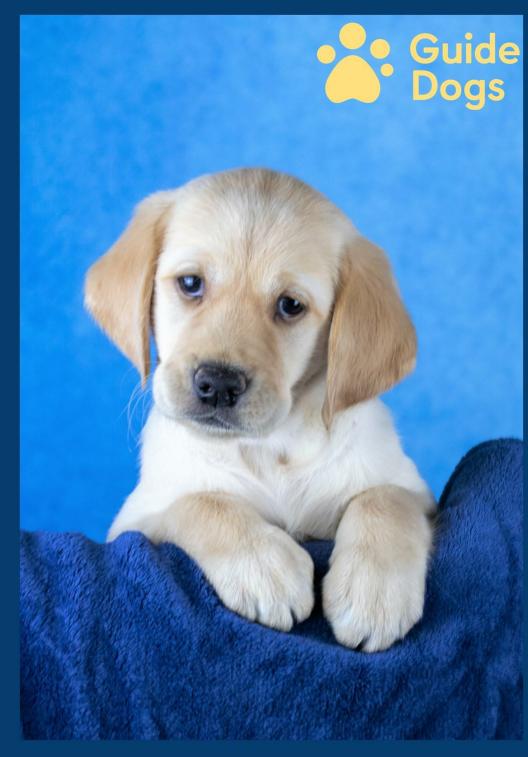
For Sat Nav use Post Code: **NG13 8QP**

Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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!

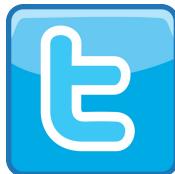
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at
onTheMarket.com



Find us on Facebook

Hammond Property
Services Bingham



Follow us on Twitter

@HammondProperty

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



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

childline

ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



B.H.T.A.
BINGHAM HERITAGE
TRAILS ASSOCIATION



football
in the
community



THE ROYAL BRITISH
LEGION
Bingham & Orston Branch

Rosie May
Foundation
www.rosie-may.com



For more details, email **sponsorship@hammondpropertyservices.com**



Kitchen

10'6 x 7'6 (3.20m x 2.29m)

With wall and base units, tiled walls to rear of work surfaces, laminate flooring, boiler, breakfast bar, UPVC double glazed window and radiator

Lounge

14'0 x 13'3 (4.27m x 4.04m)

With laminate floor, electric fire, radiators, double glazed window and double glazed door leading to rear garden





Bathroom

With a brand new suite comprising panelled bath with shower over, pedestal wash basin and low level WC, glass shower screen, tiled walls to rear of splash backs, tiled floor, double glazed window and radiator

Bedroom One

12'7 x 10'6 (3.84m x 3.20m)

With double glazed windows, radiator and built in airing cupboard.



**Bedroom Two**

11'0 x 9'0 (3.35m x 2.74m)

With double glazed window and radiator

Outside

Small front garden area with path leading to the front of the property. The rear garden has fenced boundaries, a lawn with flower boarders and decking. There are also two allocated parking spaces for the property.

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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

Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

AKERS PRITCHETT
akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

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, please call **Sharon** on **01949 87 86 90**



Two side-by-side signs for Hammond Property Services. The left sign is red and yellow with the word 'SOLD' in large letters. The right sign is blue and yellow with the words 'FOR SALE' in large letters. Between the two signs is a central text area with arrows pointing from each sign towards the text. The text reads: 'Want one of these???' on the top line, a horizontal line, 'Then get one' on the next line, and 'of these!!!' on the bottom line. At the bottom of the central text area is the slogan 'WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!!' with two small circles on either side.

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!