



Hammond
Property Services

FOR SALE

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11 Market Place
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Nottinghamshire
NG13 8AR

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**27 BEVERLEYS AVENUE, WHATTON IN THE VALE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9AU**

£175,000

27 BEVERLEYS AVENUE, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9AU

A 2 Bedroomed semi-detached Bungalow with a very private rear garden and set within a quiet cul-de-sac, just off the main avenue... perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

Whilst the property will certainly benefit from new décor, new carpets, the bathroom and kitchen are fine. The gas fired boiler is in the kitchen and the garden will benefit from a general makeover... hence the very realistic asking price to secure a speedy sale and to allow for the appropriate works to be carried out.

The accommodation would be perfect for those looking to downsize requiring a manageable single storey home on a level plot and comprises entrance hall, open plan dining lounge, breakfast kitchen, two bedrooms & bathroom.

The property is tucked away in a small cul de sac setting, set back from the road behind a shrub garden frontage. Driveway to the right providing ample off-road car standing due to its full length and leading to the detached garage.

Whatton in the Vale & neighbouring Aslockton are two of the most requested villages within the Vale of Belvoir area enjoying typical village amenities including a village Pub, local shop/post office, an Ofsted OUTSTANDING Primary School, The Larder Convenience Store & Deli. More extensive facilities can be found in nearby Market Town of Bingham which lies around five minutes' drive away.

Aslockton railway station is only 400 yards away and provides easy access into Nottingham and Grantham. The village is also conveniently placed for the A46 & A52 which provide access to all surrounding centres.

If you are seeking the 'away from it all' benefits provided by village life and yet still want to be within striking distance of Nottingham City Centre, to exchange the sounds of sirens to bird song, then 27 Beverleys Avenue should be high on your viewing list.

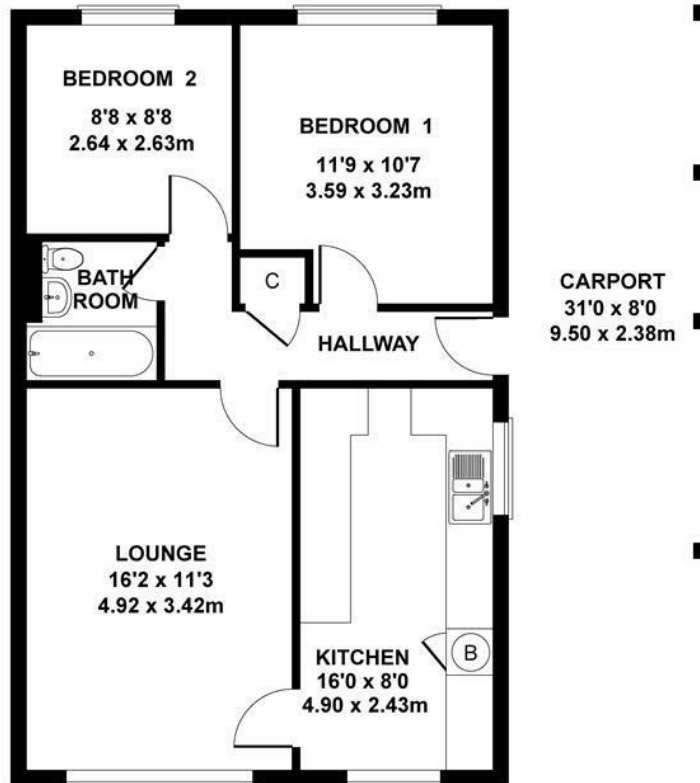


Approximate Gross Internal Area
753 sq ft - 70 sq m



Not to Scale.

For Illustrative Purposes Only.



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			
		69	77
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	

Council Tax Band **B**

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right hand side. At the T junction turn left onto the A52. Pass the turning to Scarrington on the left hand side. Bear next left as directed to Whatton and Aslockton. Turn next left as signposted to Aslockton. Take the fourth on the left into Beverleys Avenue and turn second left into the short cul-de-sac where the property will be found on the left hand side, clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 9AU

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

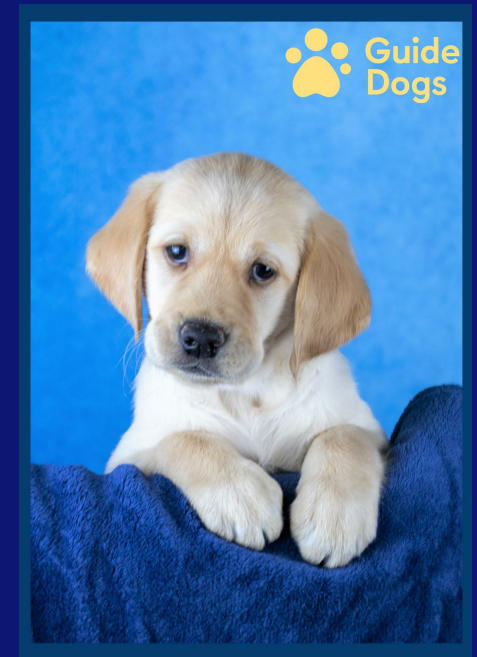
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 side entrance door through to the 'L' shaped hallway

'L' SHAPED HALLWAY

Central heating radiator. Loft hatch, airing cupboard and a multi-glazed door to the

DINING LOUNGE

16'2 x 11'3 (4.93m x 3.43m)

A superb light and airy living space, benefitting from the large UPVC double glazed window to the front elevation. Central heating radiator and feature fireplace.





BREAKFAST DINING / KITCHEN

16'0 x 8'0 (4.88m x 2.44m)

The kitchen is fitted with a range of contemporary wall, base and drawer units, generous preparation surfaces in a Butcher's block finish, one and a half bowl sink and drainer unit with swan neck mixer tap and tiled splashbacks to all preparation areas, plumbing for a dishwasher and washing machine, electric and gas cooker with extractor hood over, UPVC double glazed windows to the front and side elevations. Gas fired combi boiler for the central heating and hot water.





BEDROOM 1

11'9 x 10'6 (3.58m x 3.20m)
with a central heating radiator, coved ceiling, UPVC double glazed window overlooking the rear garden.



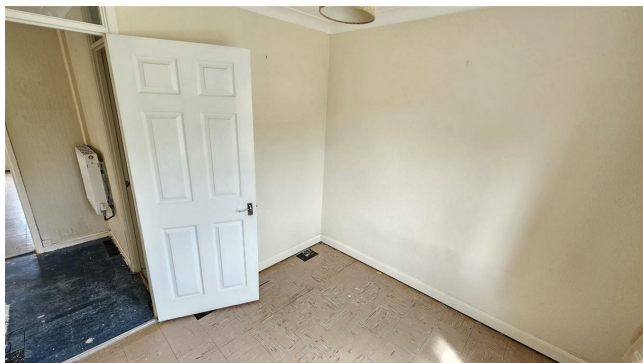


BEDROOM 2 / DINING ROOM

8'8 x 8'8 (2.64m x 2.64m)
with a central heating radiator, coved ceiling, UPVC double glazed window overlooking the rear garden.

BATHROOM

with a panelled shower bath with wall mounted handset and screen, low flush W.C., pedestal wash basin and tiling to all walls and the floor.



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OUTSIDE - FRONT

The property is tucked away in a small cul de sac setting, set back from the road behind a shrub garden frontage. Driveway to the right providing ample off-road car standing due to its full length and leading to the detached garage (16'0 x 8'2).

OUTSIDE - REAR

Fully enclosed rear garden with a large patio terraced area and a further gravelled area for ease of maintenance.





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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!



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Steve Pritchett

Please contact us for a FREE discussion on our services

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Mortgages for:
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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!