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FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

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**14 GRAY AVENUE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7BL**

£267,000

14 GRAY AVENUE, BINGHAM, NOTTINGHAMSHIRE NG13 7BL

A 3 bedroomed home on the Romans Quarter development in Bingham, first completed in July 2023 to the Ellerton Design by Barratt Homes, with an entrance lobby, a spacious lounge, an open plan kitchen and dining area to the rear, with large understairs storage cupboard & W.C. to the ground floor. There are two double bedrooms (the main enjoying an en-suite shower room) and a single bedroom to the first floor with a bathroom & further storage. Two parking spaces to the front and a lawned and landscaped rear garden.

An electric car charging point has been fitted and the property is being offered with the benefit of NO CHAIN to enable a speedy purchase.

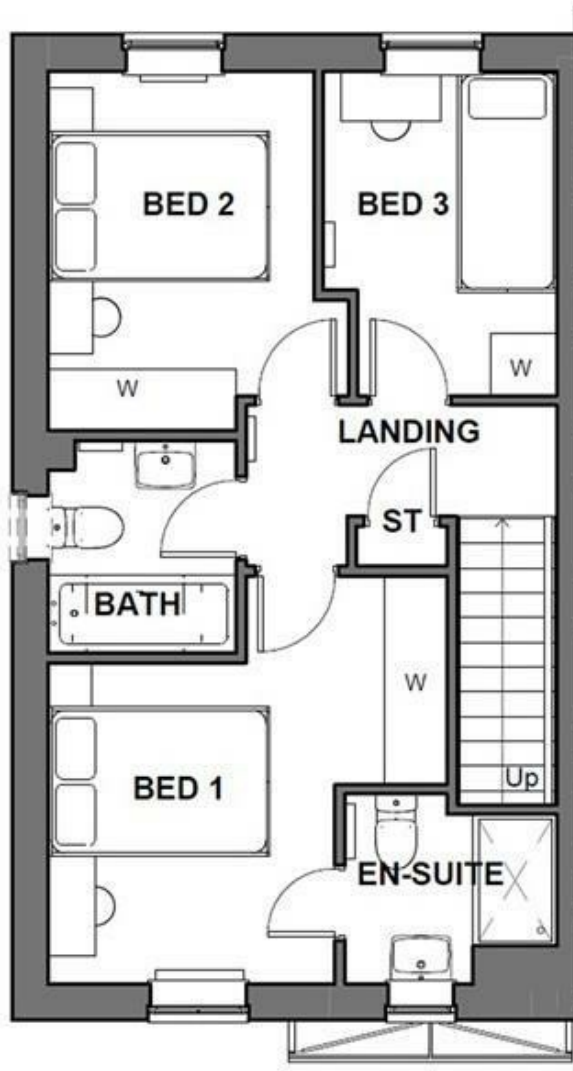
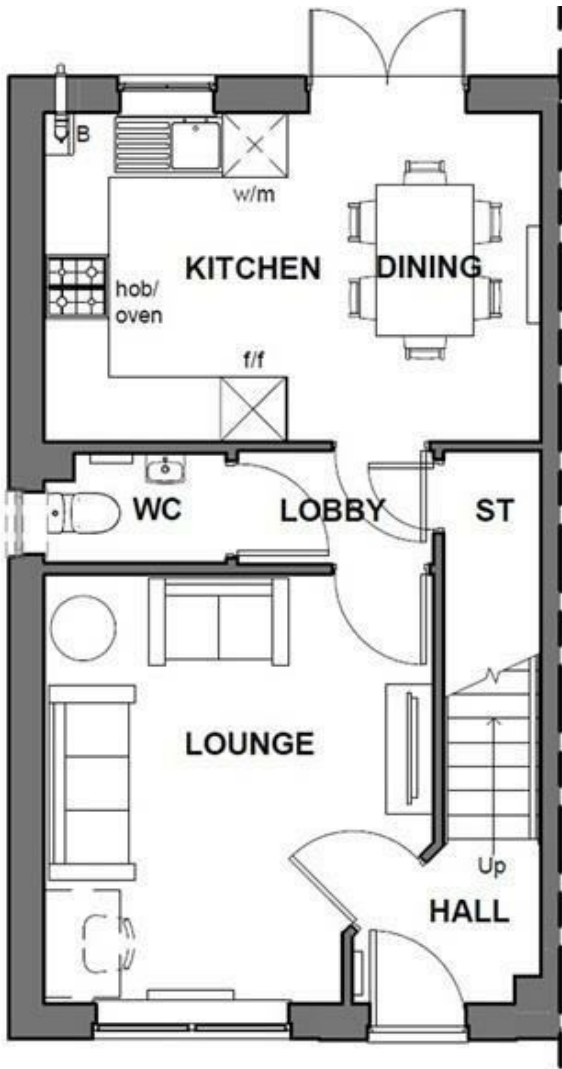
At Roman's Quarter there is brand new primary school a few minutes' walk away, whilst working professionals can benefit from great road and rail links nearby. You'll also find plenty of bicycle and walking routes throughout the development.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub! Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	

Council Tax Band **C**

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 take the first turning on your left onto Ward Road (the New Development), then first left again into Gray Avenue and this particular property will be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 7BL

The position of the property allows easy access to the communal grassed & maintained areas that are planted with wild flowers and is looked after as part of a Maintenance Plan that is managed by an Bi-Annual Service Charge of £112.91 p.a. which covers the cleaning and maintenance of the well maintained and landscaped areas of all of the communal grounds.

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

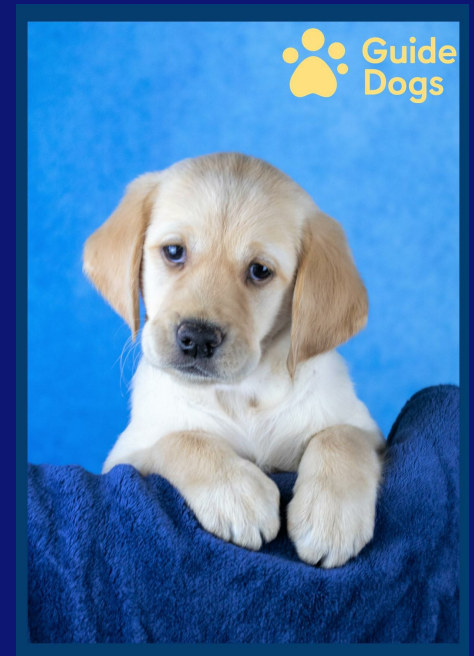
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 entrance door through to the
ENTRANCE LOBBY
with a central heating radiator and wood effect flooring. Stairs rising to the first floor landing. Door into the

LOUNGE
13'0 x 12'0 (3.96m x 3.66m)
with a central heating radiator and a double glazed window to the front. Acoustic wall panel. Door into the

INNER LOBBY
Door to understairs cupboard and door to the





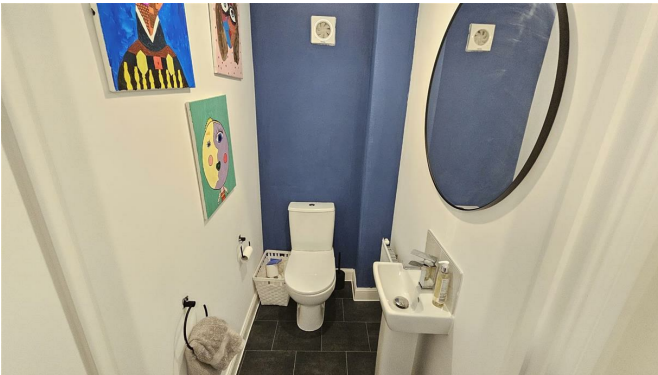
GROUND FLOOR CLOAKROOM

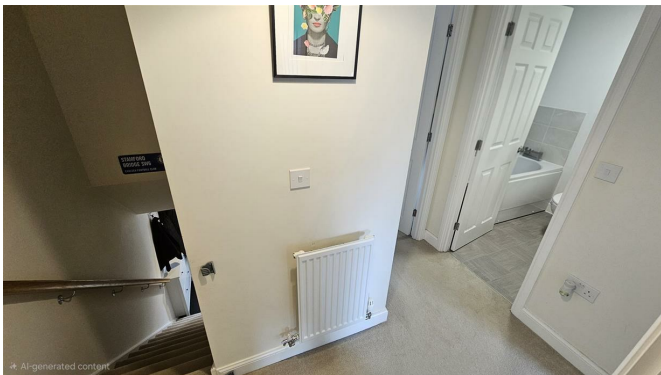
with a low flush W.C. and a wash hand basin. Tiled flooring and a central heating radiator.

DINING KITCHEN

15'0 x 10'0 (4.57m x 3.05m)

work surfaces with drawers and cupboards under. Wall mounted cupboard units with under lighting. Integrated washing machine, dishwasher, and fridge freezer. Four ring gas hob with extractor hood over and an electric oven under. Stainless steel sink unit with swanhead mixer tap set. Tiled effect flooring and double glazed double doors to the extended rear patio area.





FIRST FLOOR LANDING

with a central heating radiator and doors to the following...

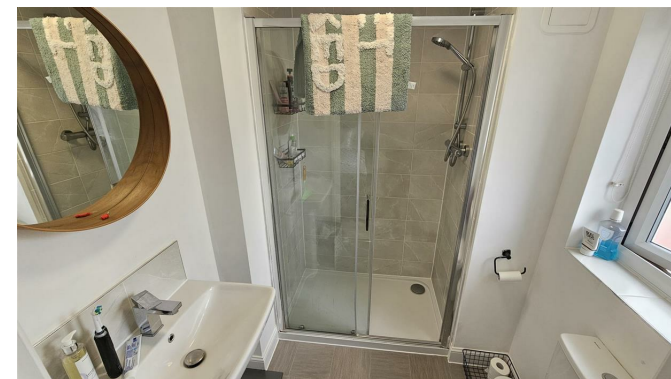
BEDROOM 1

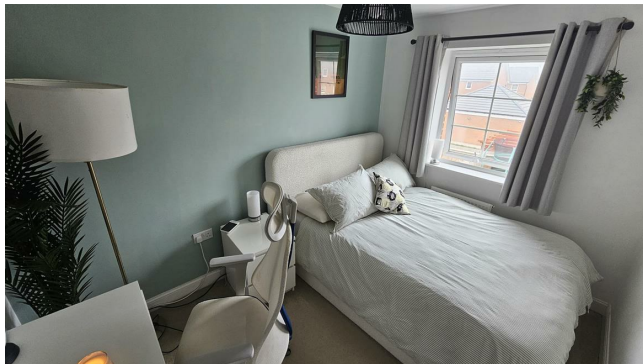
12'0 x 12'0 (3.66m x 3.66m)

Double glazed window overlooking the front elevation, a central heating radiator and a very useful and deep storage hanging space as well as a wardrobe recess.

EN-SUITE SHOWER ROOM

Double glazed window to the front elevation, low level flush W.C., pedestal wash hand basin, a double shower enclosure and a towel radiator.





BEDROOM 2

10'8 x 9'0 (3.25m x 2.74m)

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

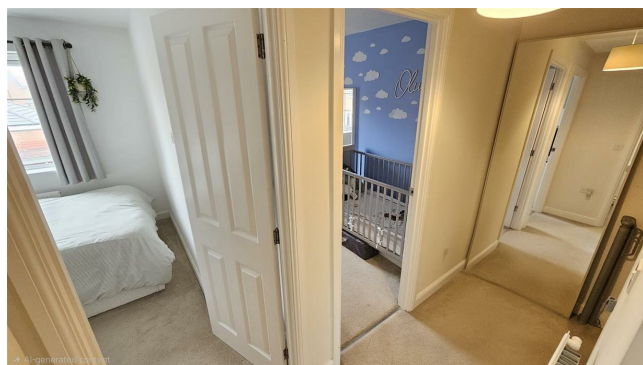
BEDROOM 3

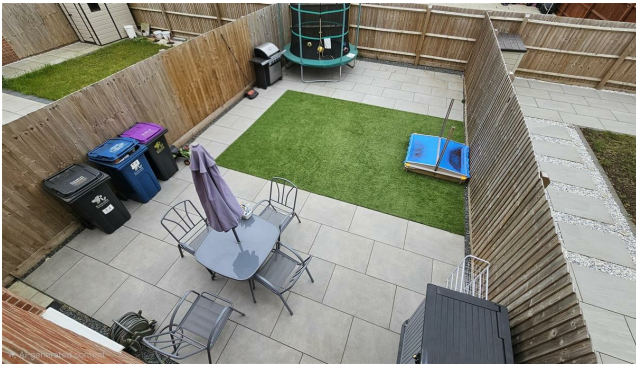
9'7 x 7'0 (2.92m x 2.13m)

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

BATHROOM

Fitted with a white panelled bath, a wash hand basin, low flush W.C.



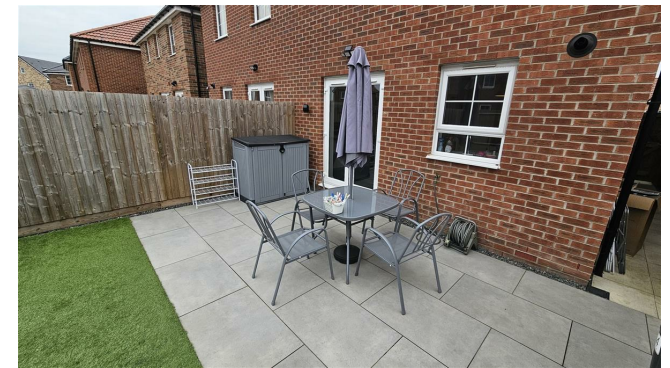


OUTSIDE - FRONT

To the front of the property is a double width driveway providing off street parking for two vehicles. Mature shrubs and plantings provide colour and texture.

OUTSIDE - REAR

To the rear is a fully enclosed and landscaped garden with extended patio areas which is perfect for those who enjoy entertaining family and friends during those balmy summer evenings. An area of artificial grass has been set within the garden to ensure safe and clean play as well as creating a very easy to maintain garden area.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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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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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!