



Hammond
Property Services

FOR SALE

01949 87 86 85

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WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**32 ROCKINGHAM GROVE, BINGHAM,
NOTTINGHAMSHIRE NG13 8RY**

£189,950

32 ROCKINGHAM GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8RY

Hammond Property Services are delighted to bring to the market this modern mid townhouse which affords another excellent opportunity to purchase one these ever popular, easy and economical 2 bedroomed townhouse homes.

The property is offered with NO CHAIN - ideal for those looking for a speedy and hassle-free purchase!

The stylish gas centrally heated and double glazed interior is tailor made for young professionals/first time buyers/tenants.

To the rear is an enclosed garden which includes a patio area and a lawn with borders. To the rear of the garden there is a single brick built garage with up and over door to front.

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.

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.

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.

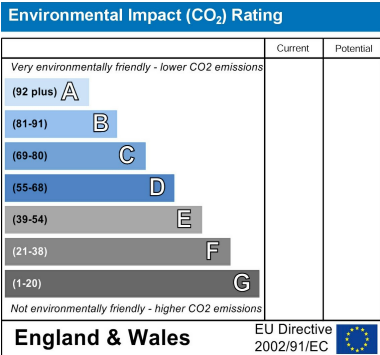
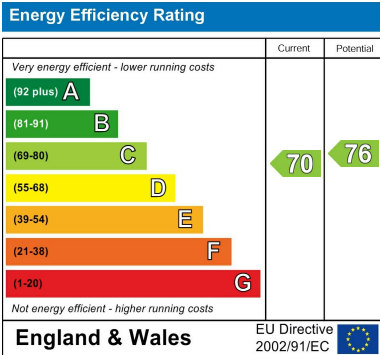


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass Garden Road on the right. Turn next right into Thoresby Road. At the T junction turn left into Bowland Road then left again into Rockingham Grove. Continue around to the left until reaching the end of the cul-de-sac and this particular property will be found ahead of you on the right hand side clearly denoted by our For Sale sign.

For Sat Nav use Post Code: NG13 8RY

Council Tax Band

B



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 £5,634 in 2024 for this extremely important Charity.

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

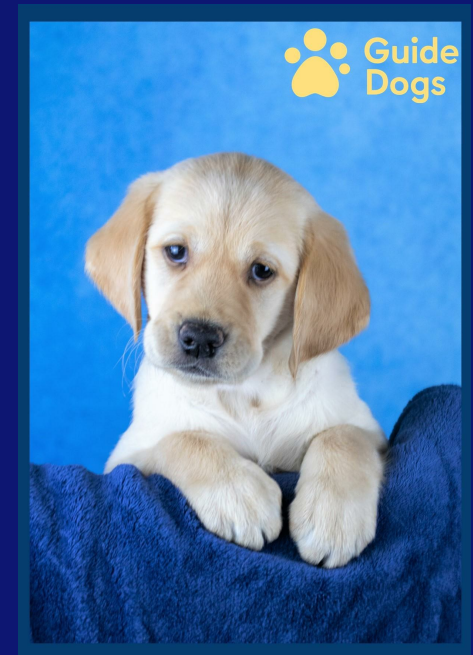
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

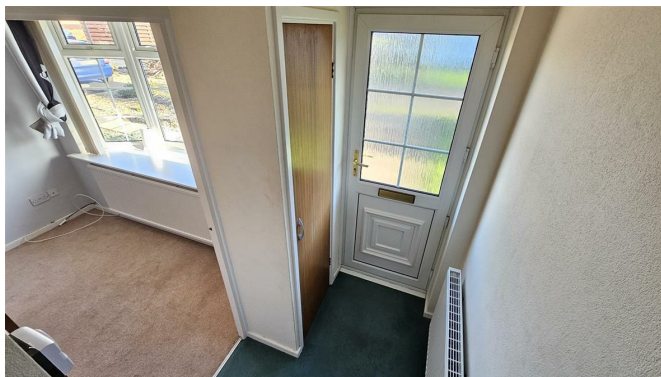
1st October 2025

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 into the

HALL

with stairs to the first floor. Central heating radiator. Meter / storage cupboard.

LOUNGE

16'9 x 13'6 max with double glazed bow window. (5.11m x 4.11m max with double glazed bow window.) Central heating radiator. Large under stairs recessed area.





DINING KITCHEN

13'6 x 10'0 max (4.11m x 3.05m max)
with shaped work surfaces to three sides with drawers and cupboards under. Single drainer sink unit. Double glazed window. Double UPVC door to the garden. Fitted appliances consist of a gas hob with electric cooker under and extractor hood over. Wall mounted cupboard units. Central heated radiator.





LANDING

with airing cupboard. Access to the loft space.

BEDROOM 1

14'6 x 10'3 (4.42m x 3.12m)
with double glazed window. Built in wardrobes/cupboards. Central heating radiator.

BEDROOM 2

11'0 x 7'6 (3.35m x 2.29m)
with double glazed window. Central heating radiator.

SHOWER ROOM

with suite comprising shower enclosure, pedestal wash basin and low flush W.C. Complementary tiling. Double glazed window. Central heating radiator.





OUTSIDE - FRONT

To the front of the property is an easy to maintain gravelled garden and a pathway leading to the front door.

OUTSIDE - REAR

To the rear is a lawned garden and low maintenance borders with a large patio area. The pathway leads to the head of the garden where there is a brick built GARAGE with both a side access and an up over door. The GARAGE is approached off Rockingham Grove that serves the rear of all of the properties.





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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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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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→



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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!