



Hammond
Property Services

FOR SALE

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**16 RINGWOOD ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SZ**

£210,000

16 RINGWOOD ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8SZ

A two double bedroom modern semi-detached property, with UPVC double glazed windows and front door. The property occupies a delightful position on this quiet residential cul de sac, with landscaped front for easy maintenance and a relatively private and large rear garden, driveway and a single garage. The accommodation in brief comprises entrance lobby, dining lounge and a breakfast kitchen, whilst on the first floor are two double bedrooms and a bathroom and is brought to the market at a price to ensure a speedy sale to enable an onwards purchase.

The property is favourably located in a cul de sac with an open view to the front and is within catchment of the very highly regarded Robert Miles Primary School – a real bonus for those with young children! If you are seeking a well-proportioned home at a very competitively price, then have no delay in viewing 16 Ringwood Road – it won't be available for long!

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. Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday.

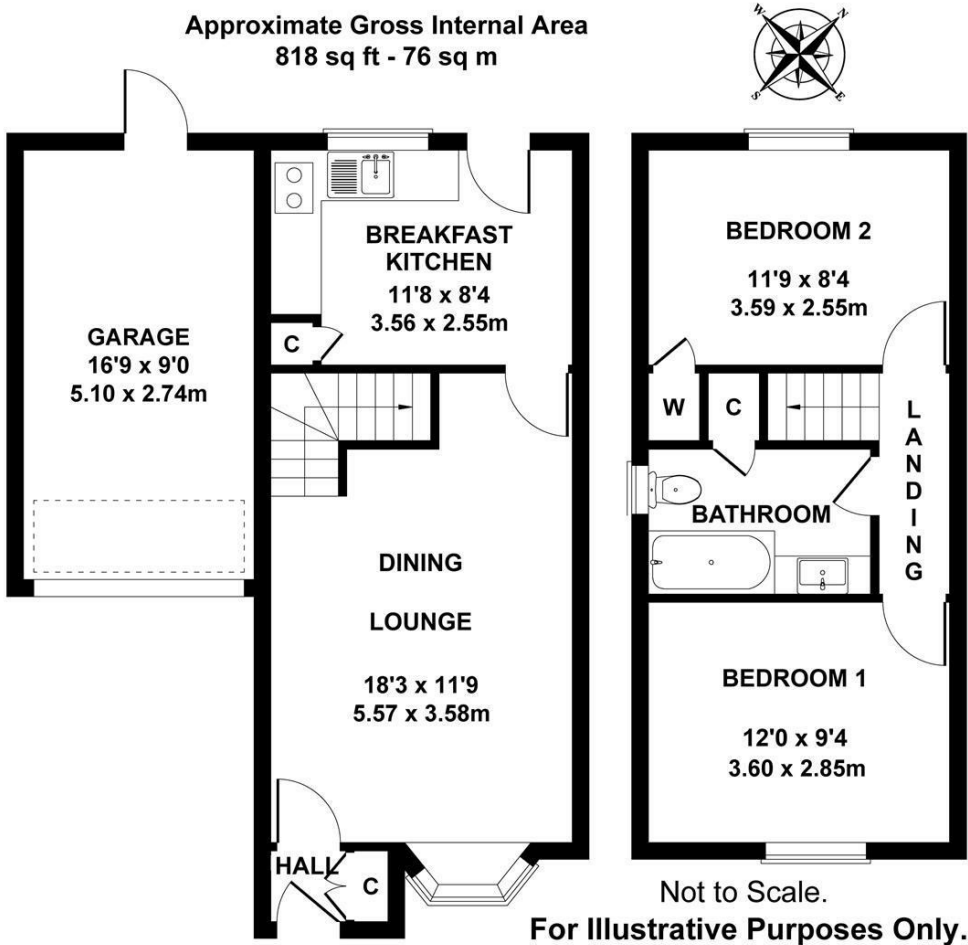
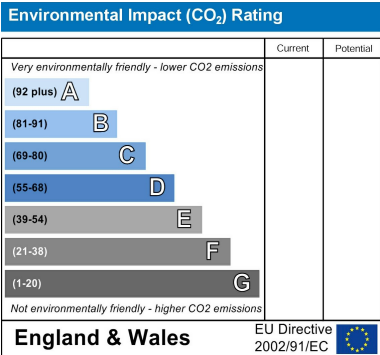
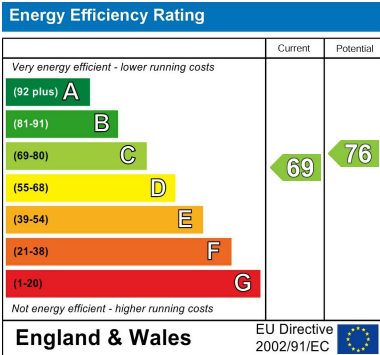


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass the turning on the right into Thoresby Road. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road where Ringwood Road will be found on the right hand side just past the children's play area. Having turned right into Ringwood Road, turn right at the T junction and the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

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

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 £5,183 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

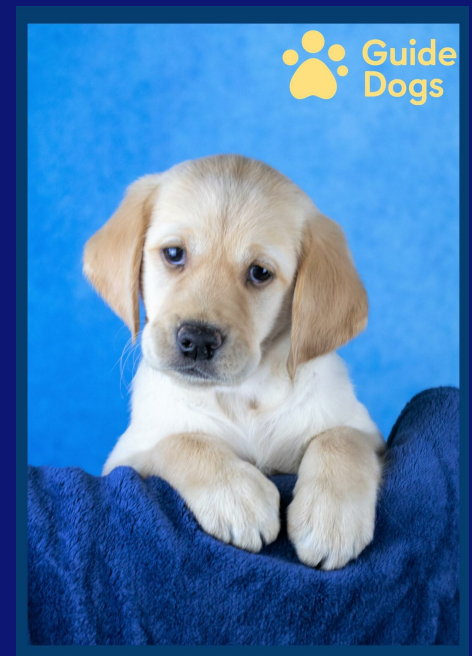
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 into
ENTRANCE PORCH
 with internal glazed door through to:

DINING LOUNGE

18'3 x 11'9 (5.56m x 3.58m)

A bright and spacious reception room with space for a dining table and chairs beneath the staircase, a central heating radiator, double glazed bay window to the front and a glazed door through to the kitchen.

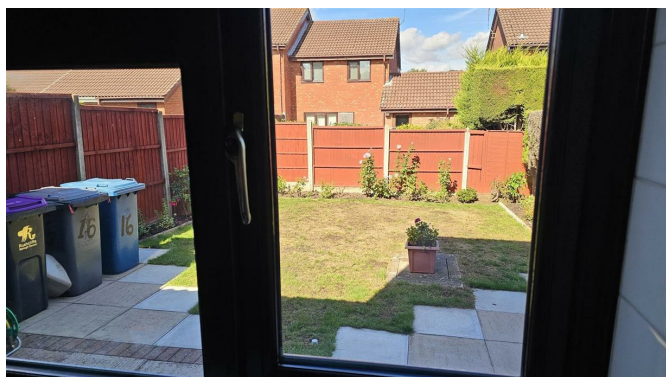




BREAKFAST KITCHEN

11'8 x 8'4 (3.56m x 2.54m)

wall mounted and base cabinets, an inset stainless steel sink with mixer tap. central heating radiator. Double glazed door and a double glazed window overlooking the rear garden. Wall mounted and gas fired Worcester Bosch central heating boiler.





LANDING

BEDROOM 1

12'0 x 9'4 (3.66m x 2.84m)
with a central heating radiator and a double
glazed window overlooking the front.





BATHROOM

Full height tiling and fitted with a three piece suite comprising panelled bath with electric shower over and concertina screen, a low flush W.C., wash basin with cupboard under. Obscure double glazed window to the side and a very large airing cupboard.

BEDROOM 2

11'9 x 8'4 (3.58m x 2.54m) with a central heating radiator and a double glazed window overlooking the rear. Wood effect flooring.



BINGHAM'S COMMUNITY ESTATE AGENT

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OUTSIDE - FRONT

The property occupies a delightful position within the very attractive cul de sac with landscaped frontage for easy maintenance and a side driveway leading to the GARAGE with a metal up and over door and glassed panelled wooden door to the rear.

OUTSIDE - REAR

The rear garden is fully enclosed by hedge and panelled fencing with an extended patio area and an outside tap. Mainly laid to lawn with numerous plantings providing both the colour and texture.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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Buy to Lets - inc HMOs

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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!