

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 6 CHERWELL GARDENS, BINGHAM

NOTTINGHAM, NG13 8YW

£305,000



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Four Bedroom Semi Detached Home | Spacious Accommodation Throughout | Main Bedroom with En-Suite | Dining Kitchen | Garage and Driveway | Close to Local Amenities | Viewings Advised |

Situated in the heart of the highly sought-after market town of Bingham, this well presented four-bedroom, two-bathroom semi-detached townhouse occupies a prime position within the popular Cherwell Gardens development.

Set over three spacious storeys, the accommodation is both versatile and stylishly finished in neutral tones, complemented by modern fixtures and fittings throughout. The ground floor comprises an inviting entrance hall, cloakroom, and a generously sized living room that seamlessly opens into the impressive dining kitchen—perfect for family living and entertaining. French doors lead out to the enclosed, landscaped rear garden, providing a safe space for children and pets.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, whilst the main bedroom occupies the entire top floor, featuring a large double bedroom with dual aspect windows and a modern en-suite.

Additional benefits include UPVC double glazing, gas central heating, two parking spaces including a brick garage, and a low maintenance front garden. Within walking distance of Bingham's excellent amenities—including schools, shops, medical facilities, and transport links—this property is ideal for a variety of buyers, from growing families to professionals.

Early viewing is highly recommended to fully appreciate the space, quality, and superb location on offer.

### Entrance Hallway

12'11" x 8'5" max (3.96m x 2.59m max)

### Living Room

16'0" x 10'5" (4.88m x 3.18m)

### Dining Kitchen

19'1" x 12'7" (5.84m x 3.86m)

### Ground Floor WC

6'0" x 2'11" (1.83m x 0.91m)

### First Floor Landing

### Bedroom Two

15'3" max x 10'11" (4.67m max x 3.35m)

### Bedroom Three

12'9" max x 10'11" (3.89m max x 3.35m)

### Bedroom Four

9'8" x 8'0" (2.97m x 2.44m)

### Bathroom

8'9" x 6'2" (2.69m x 1.88m)

### Second Floor

### Bedroom One

15'8" (inc wardrobes) x 10'11" (4.80m (inc wardrobes) x 3.35m)

### En-Suite

7'10" x 7'10" (2.39m x 2.39m)

### Driveway and Garage

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information,

we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

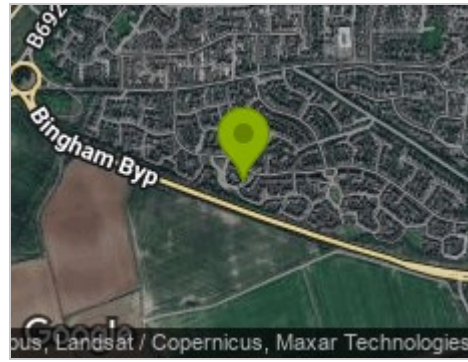
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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