

HoldenCopley

PREPARE TO BE MOVED

Beech Avenue, Bingham, Nottinghamshire NG13 8DN

Guide Price £270,000 - £280,000

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DETACHED HOUSE...

This link-detached family home is located in a desirable area, offering convenience and easy access to Bingham Town Centre, which provides a range of shops, schools, and local amenities. The property also benefits from excellent transport links via the A52 and A46, making it ideal for commuting or traveling further afield. Upon entering, you are greeted by a spacious hallway that leads to the dining room. The dining room features sliding patio doors that open directly onto the rear garden. From here, you can also access the fitted kitchen, offering ample storage and worktop space. An inner hallway on the ground floor provides access to a convenient W/C, as well as the generously sized living room. The living room is a cosy and inviting space, complete with an open fireplace. The first floor offers four well-proportioned bedrooms, providing plenty of space for a growing family. The bedrooms are serviced by a three-piece bathroom suite. Externally, the property boasts a mature front garden. To the rear, you will find an enclosed garden with a patio area, as well as a lawn surrounded by mature, planted borders. The garden also has gated access to a block-paved driveway and a garage. The garage itself offers ample storage space, is fitted with electricity and lighting, and features an electric door for easy access from the driveway

MUST BE VIEWED





- Link Detached House
- Four Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Garage & Off-Street Parking
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hall

8*10" max x 23*0" (2.71m max x 7.02m)

The hall has two UPVC double glazed windows to the front and rear elevation, two radiator, coving to the ceiling, and a UPVC door proving access into the accommodation.

Dining Room

11*2" x 11*3" (3.41m x 3.44m)

The dining room has wood-effect flooring, space for a fridge freezer, coving to the ceiling, and sliding patio doors opening to the rear garden.

Kitchen

8*3" x 9*9" (2.54m x 2.99m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated double oven, a gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the rear elevation,

Inner Hallway

7*4" max x 16*3" (2.25m max x 4.96m)

The inner hallway has wood-effect flooring, carpeted stairs, an in-built cupboard, a radiator, coving to the ceiling, and a UPVC door providing access into the accommodation.

W/C

4*4" max x 5*4" (1.33m max x 1.65m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a counter top wash basin, a radiator, fitted wall unts, partially tiled walls, and wood-effect flooring.

Living Room

20*0" x 10*10" (6.12m x 3.31m)

The living room has two UPVC double glazed windows to the front elevation, two radiators, an open feature fireplace with a decorative surround, coving to the ceiling, and carpeted flooring.

FIRST FLOOR

Landing

12*5" x 2*7" (3.80m x 0.80m)

The landing has carpeted flooring, an in-built cupboard, coving to the ceiling, access into the loft, and access to the first floor accommodation.

Bedroom One

11*1" x 11*3" (3.39m x 3.43m)

The first bedroom has a window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

11*1" max x 10*11" (3.38m max x 3.35m)

The second bedroom has a window to the front elevation, a radiator, an in-built cupboard, and wood-effect flooring.

Bedroom Three

9*9" x 7*11" (2.99m x 2.42m)

The third bedroom has a window to the front elevation, a radiator, and carpeted flooring.

Bedroom Four

8*1" x 8*7" (2.48m x 2.62m)

The fourth bedroom has a window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

5*6" x 9*1" (1.70m x 2.78m)

The bathroom has two double glazed obscure windows to the side elevation, a low level flush W/C, a pedestal wash basin, a *P* shaped panelled bath with a wall-mounted rainfall and handheld shower enclosure and a shower screen, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a mature garden.

Rear

To the rear of the property is an enclosed garden with a patio area, outside tap, and outdoors power point, courtesy lighting, a lawn with mature planted borders, and gated access onto the block paved driveway, and access into the garage.

Garage

8*5" x 16*5" (2.58m x 5.01m)

The garage has ample storage, electrics, lighting, and an electric door opening onto the driveway.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Some Voice coverage of Voice, 3G, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

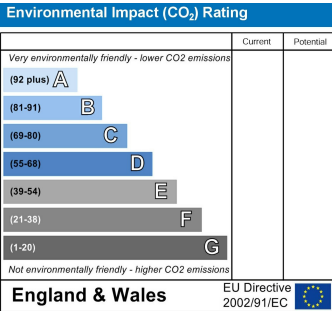
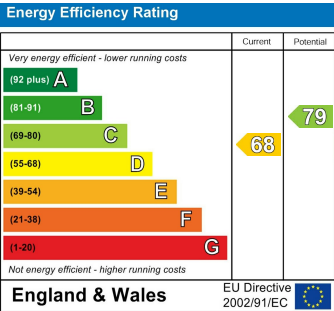
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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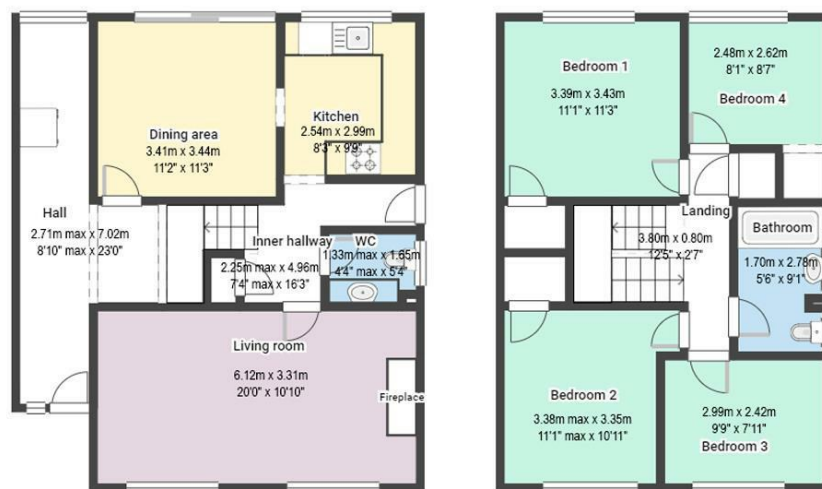
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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