

FOR SALE

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Selected as the best independent estate agent
by Relocation Agent Network to represent them
in the Bingham area

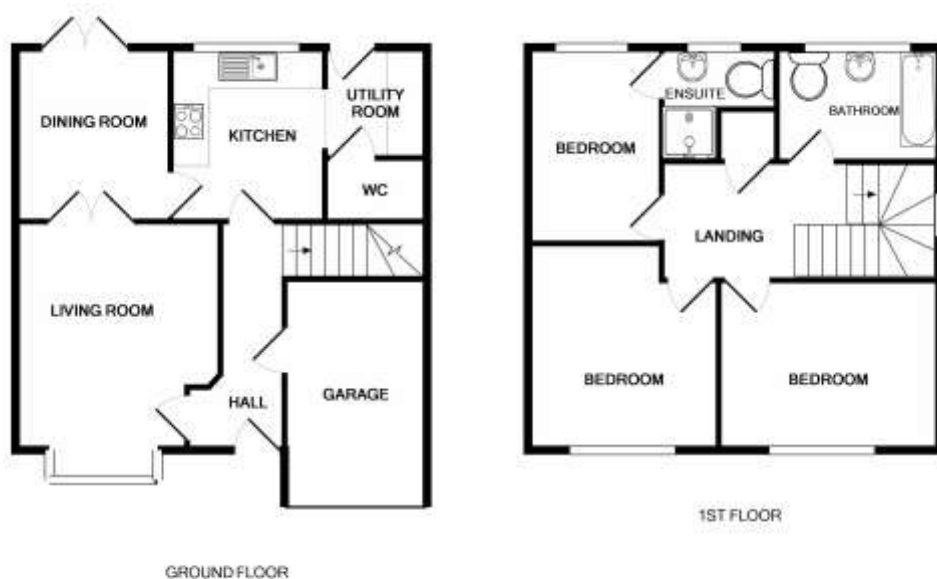


**6 ANGELICA COURT, BINGHAM
NOTTINGHAM NG13 8SU**

£275,000

6 ANGELICA COURT, BINGHAM, NOTTINGHAM NG13 8SU

- * A wonderful opportunity to acquire a David Wilson built detached residence in an established cul-de-sac location which offers tastefully appointed accommodation suitable for both professional couples and young families alike.
- * The most attractive gas centrally heated and double glazed interior enjoys a Stunning and effective decorative finish which is well complemented by the equally well presented southerly facing landscaped rear garden.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- * Bingham provides a range of shopping and educational facilities as well as a regular bus service to the city centre. There is also a popular leisure centre which caters for a variety of sports and leisure activities
- * Homes within this select cul-de-sac rarely remain available for long. We therefore strongly recommend an early internal inspection in order to avoid possible disappointment.

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 Meadowsweet Hill on the left. Take the next left into Mallow Way then first right into Harebell Gardens. Turn right again into Angelica Court where the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

Double glazed entrance door through to

RECEPTION HALL with stairs to the first floor, Canadian maple hardwood floor and a central heating radiator.

LIVING ROOM 16'0 x 11'6 with UPVC double glazed window, Period style fireplace with coal effect gas fire, central heating radiators and twin doors through to the dining area and Canadian maple hardwood floor continuing from the hall.



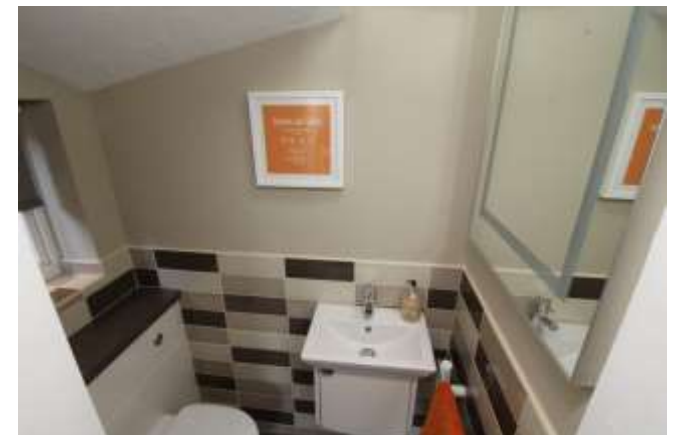


KITCHEN with UPVC double glazed window, work surface with drawers and cupboards under to three sides. Ceramic tiled flooring. Large sink unit with waste disposal unit and mixer tap. Five ring gas hob, wall mounted cupboard units with a built in double electric ovens and a fan heater below.

DINING ROOM with UPVC double glazed double doors. Canadian maple hardwood floor continuing from the living and a central heating radiator.

UTILITY ROOM UPVC double glazed door to the garden, work surface, plumbing for automatic washing machine and space for a tumble dryer. Gas fired boiler serving the domestic hot water supply and central heating system. Central heating radiator and space for a fridge freezer.

CLOAKROOM with UPVC double glazed window, a two piece suite comprising low flush W.C., wash hand basin with tiled splash back and a central heating radiator.





LANDING with UPVC double glazed window, airing cupboard. Access to the partially boarded loft space and a central heating radiator.



EN SUITE SHOWER ROOM with UPVC double glazed window, shower cubicle with ceramic tiling, pedestal wash basin and low flush W.C., Vertical chrome central heating radiator.



BEDROOM 1 11'6 x 10'0 with UPVC double glazed window, fitted wardrobes and a central heating radiator.



BEDROOM 2 12'3 x 9'0 with UPVC double glazed window, central heating radiator.

BEDROOM 3 10'4 x 9'2 with UPVC double glazed windows and a central heating radiator.

BATHROOM with UPVC double glazed window, three piece suite comprising panelled bath with shower over and screen, wash basin with cupboard under and low flush W.C.. Complementary ceramic tiling to both walls and floor and a vertical chrome central heating radiator.



Bedroom 2



Bedroom 3



OUTSIDE To the fore of the property is a area laid to lawn with an adjacent driveway providing ample car standing spaces with well stocked shrubs borders.

To the rear is a further landscaped garden which is Southerly facing and mainly laid to lawn surrounded by mature stocked shrubs borders, and a garden tap. The patio is a sun trap seating area – the perfect entertaining area for al fresco dining during those balmy summer months...



Energy Performance Certificate



6, Angelica Court, Bingham, NOTTINGHAM, NG13 8SU

Dwelling type: Detached house
Date of assessment: 20 December 2016
Date of certificate: 21 December 2016
Reference number: 2508-6996-7202-2206-6924
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

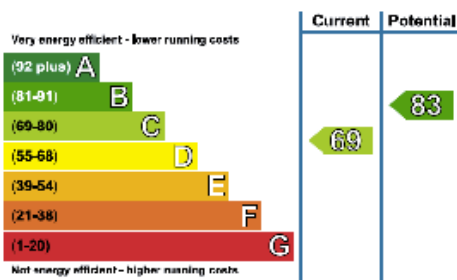
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 2,460 |
| Over 3 years you could save | £ 405 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 387 over 3 years | £ 192 over 3 years | |
| Heating | £ 1,635 over 3 years | £ 1,602 over 3 years | |
| Hot Water | £ 438 over 3 years | £ 261 over 3 years | |
| Totals | £ 2,460 | £ 2,055 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Floor insulation (solid floor) | £4,000 - £8,000 | £ 84 | ✓ |
| 2 Low energy lighting for all fixed outlets | £80 | £ 162 | |
| 3 Solar water heating | £4,000 - £6,000 | £ 159 | ✓ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Report from latest HAMMOND Property Services 'Board Meeting'

We carry out a regular "board count" within Bingham by making a note of every For Sale and **SOLD** board within the Bingham boundary on a particular day. This regular source of information allows us to gauge what's happening to the housing market of Bingham; whether sales are being agreed within a short period of time, which types of houses sell quicker than others, any increases in house prices **AND**.... which Estate Agents have more properties to offer potential buyers **AND** which Estate Agents have more **SOLD** boards than others. Here is the chart of the board count for Bingham properties on 4th August 2016.



Conclusions from our Board Meeting:

If you are looking to buy a property

HAMMOND property services have more properties with For Sale boards within Bingham than any other Estate Agent – call in now and see what we've got!

If you are looking to sell a property

HAMMOND property services have more **SOLD** boards within Bingham than any other Bingham Estate Agent! We are confident we can sell yours! Call us now to discuss the most suitable marketing strategy for your particular property! - **01949 87 86 85**

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