

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottingham
NG13 8AR

Tel: (01949) 87 86 85

bingham@hammondpropertyservices.com



**11 ROCKINGHAM GROVE, BINGHAM,
NOTTINGHAM NG13 8RY**

£154,950

11 ROCKINGHAM GROVE, BINGHAM, NOTTINGHAM NG13 8RY

'One of the best two bedroom mid townhouses seen recently for **ONLY £154,950!**' is the best way to describe this immaculately presented first time home.

The gas centrally heated and double glazed interior has been well maintained throughout and is in a '**ready to move into**' condition and features the added bonus of the extra accommodation provided by the Conservatory.



What a stunning garden – plenty of privacy, westerly facing and with a large patio area – perfect for those who enjoy al fresco dining during those balmy summer months.

The property occupies a favoured position away from the road and, as such, enjoys a good degree of peace and quiet. Close at hand is a local shop with more extensive amenities being found in the Market Place. If you are a first time buyer looking for a home in ready to move into condition, don't miss 11 Rockingham Grove – it's a real gem!

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 left hand side clearly denoted by our For Sale sign.

Georgian style double glazed entrance door through to

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. Central heating radiator. Wall mounted electric fire. Large under stairs recessed area.... the perfect place for the family computer!



DINING KITCHEN 13'6 x 10'0 maximum with shaped work surfaces to three sides with drawers and cupboards under. Single drainer sink unit. Double glazed window. Double doors to the conservatory Five ring gas hob with electric cooker under and extractor hood over. Wall mounted cupboard units. Plumbing for an automatic washing machine. Tiled flooring.



CONSERVATORY with tiled floor and patio doors to the rear garden



LANDING with airing cupboard. Access to the loft space.

BATHROOM with suite comprising panelled bath with mixer tap shower over, pedestal wash basin and low flush W.C. Complementary tiling. Double glazed window. Central heating radiator.



BEDROOM 1 14'6 x 10'3 with double glazed window. Built in wardrobes/cupboards. Central heating radiator.

BEDROOM 2 11'0 x 7'6 with double glazed window. Central heating radiator.



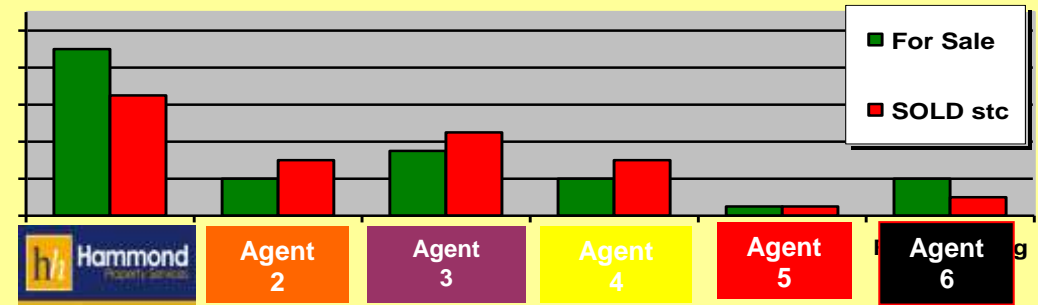


OUTSIDE To the fore of the property is a neat open plan lawned garden. To the rear is a further lawned garden with a large patio area and outside tap. At the head of the garden is a brick built GARAGE.



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 23rd July 2015.



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**

Offices at:

11 Market Place, Bingham, Nottingham NG13 8AR
(01949) 87 86 85

bingham@hammondpropertyservices.com

603 Mansfield Road, Sherwood, Nottingham NG5 2FR
(0115) 955 77 22

sherwood@hammondpropertyservices.com

Energy Performance Certificate



11, Rockingham Grove, Bingham, NOTTINGHAM, NG13 8RY

Dwelling type: Mid-terrace house Reference number: 2048-6033-6248-8065-9980
Date of assessment: 24 August 2015 Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 August 2015 Total floor area: 69 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

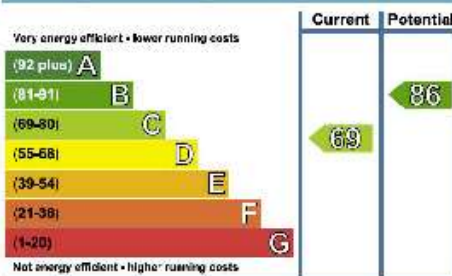
Estimated energy costs of dwelling for 3 years:	£ 2,025
Over 3 years you could save	£ 426

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 138 over 3 years	
Heating	£ 1,482 over 3 years	£ 1,263 over 3 years	
Hot Water	£ 300 over 3 years	£ 198 over 3 years	
Totals	£ 2,025	£ 1,599	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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 Low energy lighting for all fixed outlets	£30	£ 90	
2 Solar water heating	£4,000 - £8,000	£ 100	☑
3 Replacement glazing units	£1,000 - £1,400	£ 231	☑

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.