

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

11 Market Place  
Bingham  
Nottingham  
NG13 8AR

Tel: (01949) 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



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



**26 CARNARVON PLACE, BINGHAM  
NOTTINGHAM NG13 8FN**

**£177,950**

**NO CHAIN**

## 26 CARNARVON PLACE, BINGHAM, NOTTINGHAM NG13 8FN

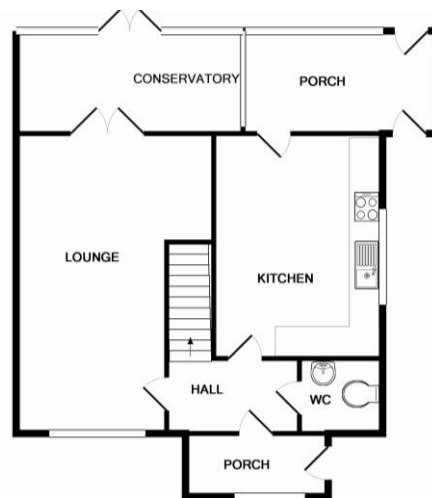
\* Young families seeking an affordable three bedroom property should look no further than here! This delightful semi-detached home offers gas centrally heated and double glazed accommodation less than ten minutes' walk from Bingham Market Place

\* The property has been beautifully upgraded by the present occupiers and provides good sized accommodation for growing families or, indeed, couples who enjoy having friends to stay over

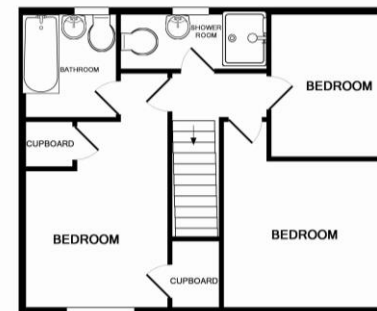
\* As mentioned, the property is within walking distance of Bingham Market Place where there are a range of shops as well as a regular bus and rail service to Nottingham City Centre. Also located just off the Market Place are Robert Miles Infant and Junior Schools

\* Homes within this price range are currently in high demand. With this in mind early viewing is strongly recommended to avoid 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. Follow the road round the bend. Turn right into Garden Road. At the T junction turn right into Carnarvon Place where the property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.



GROUND FLOOR



1ST FLOOR

Double glazed entrance porch and door with double glazed window

**RECEPTION HALL** with stairs to the first floor. Central heating radiator. engineered oak laminate flooring. The cloakroom is off the hall with low flush WC, wash hand basin and heated towel rail. Vinyl flooring.

**LOUNGE** with double glazed windows to front and Patio door leading to the conservatory. Central heating radiators, wall and ceiling lighting, engineered oak laminate wood flooring, and gas fire with back boiler.

**CONSERVATORY** UPVC DOUBLE glazing, engineered oak laminate wood flooring and central heating radiator.





**DINING KITCHEN** with work surfaces to two sides with drawers and cupboards under. Single drainer 1½ bowl sink unit, with mixer tap. Double glazed windows and glazed door to the rear porch. laminate wood flooring. Space for a cooker. Plumbing for a dish washer and a central heating radiator

**REAR PORCH** with tiled floor, breakfast bar and UPVC window and door leading to the rear garden and to the utility room.

**UTILITY ROOM** with vinyl flooring, double glazed window, Wall mounted cupboards and plumbing for the washing machine and vented tumble dryer.





Bedroom 3

**LANDING** with carpet flooring and loft access with drop down ladder.

**BEDROOM 2** with carpet flooring double glazed windows. Central heating radiator.

**BEDROOM 3** with carpet flooring double glazed window. Central heating radiator.

**SEPARATE SHOWER ROOM** with low flush W.C, shower cubicle, vinyl floor. Double glazed window.

**BATHROOM** with jacuzzi bath and shower over with screen, and pedestal wash basin, low flush W.C. Tiled walls and vinyl flooring and recessed lights. Double glazed window. Towel radiator.

**BEDROOM 1** with double glazed window. Central heating radiator. Built in wardrobe and airing cupboard.



BEDROOM 2



ENSUITE/ FAMILY BATHROOM



BEDROOM 1



**OUTSIDE:** To the fore of the property is blocked paved driveway creating ample off street parking as well as the oversized single garage with power, lighting and loft boarding. To the rear is a further attractive garden which is landscaped for ease of maintenance, a large timber shed, and an evening sun trapped gravelled seating area with the patio area and outdoor lighting.



*The perfect place to enjoy your breakfast cuppa.....*



# Energy Performance Certificate



26, Carnarvon Place, Bingham, NOTTINGHAM, NG13 8FN

Dwelling type: End-terrace house Reference number: 0542-2862-7914-9906-0821  
 Date of assessment: 02 September 2016 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 02 September 2016 Total floor area: 79 m<sup>2</sup>

### 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:	£ 2,607
Over 3 years you could save	£ 885

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 177 over 3 years	
Heating	£ 1,740 over 3 years	£ 1,317 over 3 years	
Hot Water	£ 627 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 2,607</b>	<b>£ 1,722</b>	

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

Very energy efficient - lower running costs

Current	Potential
63	86

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).

Not energy efficient - higher running costs

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

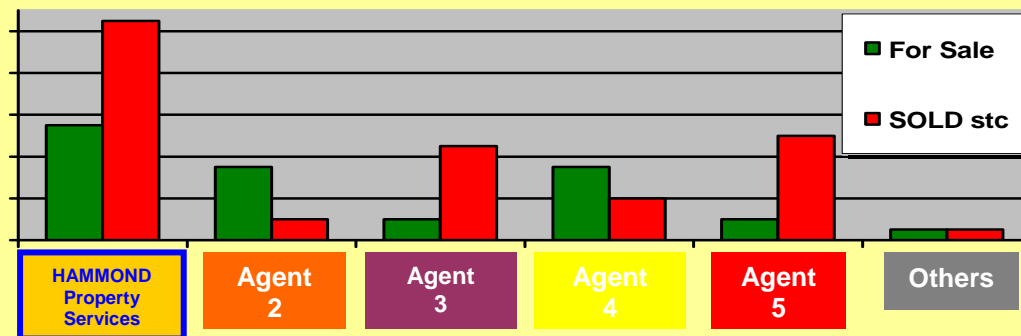
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 87	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 147	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 42	✓

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](http://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.

## 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 28<sup>th</sup> October 2013



### 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](mailto:bingham@hammondpropertyservices.com)

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

[sherwood@hammondpropertyservices.com](mailto:sherwood@hammondpropertyservices.com)