

FOR SALE

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



**2 GOLDCREST CLOSE, BINGHAM
NOTTINGHAMSHIRE NG13 8QQ**

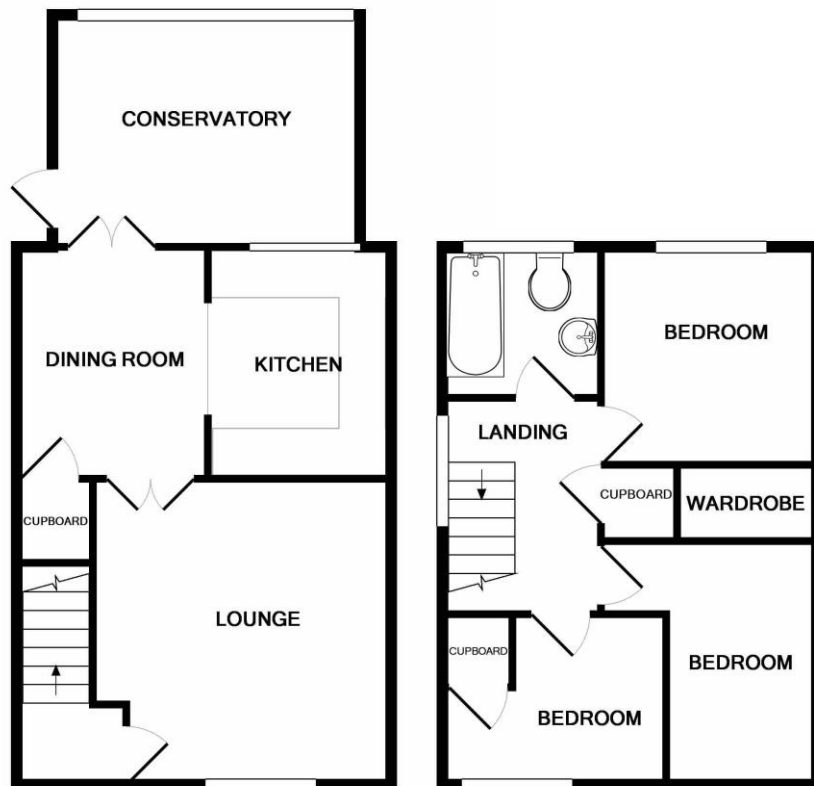
£225,000

2 GOLDCREST CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8QQ

Early viewing is highly recommended as it is unlikely that this property will be around for long! Location is one of the key features to any house sale. This particular property is situated within one of the most popular developments in the area and comes with the added advantage of a conservatory overlooking the private rear garden as well as two parking spaces.

This gas centrally heated and double glazed property is tailor made for single professional/young couples or Landlords. It is within easy reach of the shops and amenities within the Market Place and is also well placed for the A46 & A52 which allow access to the surrounding centres of Nottingham and Leicester

For young professionals, Bingham really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks! For those with children, there is a playing field close by as well as schools for all age groups



Is this the best garden at this price range???

N.B. This property is being sold under our 'OPTION 3 SCHEME'. For full details of how this scheme works, please contact our office prior to your viewing to avoid any disappointment with timescales.

Bingham Market Place enjoys a range of shopping facilities and a number of popular Pubs. For those keen on fitness, the Leisure Centre is a healthy fifteen minute stroll away.

DIRECTIONAL NOTE: From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right; passing the police station on the right. Pass the right turnings into Belvoir Vale Grove and Swallow Drive. Take the following right into Nightingale Way. Proceed up to the T junction and turn right and this particular property will then be seen to your right side clearly denoted by the Hammond Property Services For Sale sign on the corner of Nightingale Way and Goldcrest Close.



Double glazed entrance door to

HALL with stairs to the first floor. Laminate flooring.

LOUNGE 13'4 x 12'6 with laminate flooring. Pebble effect fire with timber surround. Central heating radiators. Double glazed window. TV point





DINING ROOM 9'0 x 8'6 with double glazed double doors to the conservatory. Under stairs cupboard. Laminate flooring. Central heating radiator.

KITCHEN 9'0 x 7'0 with shaped work surface to three sides with drawers and cupboards under. Single drainer sink unit with mixer tap. Plumbing for an automatic washing machine and dishwasher. Wall mounted cupboard units. Complementary tiling. Double glazed window. Four ring Hotpoint gas hob with extractor over and oven under. Tiled flooring.

CONSERVATORY 12'0 x 8'0 with double glazed door to the rear garden. Laminate flooring. Wall lights.





Bedroom 1

LANDING with an airing cupboard with gas fired boiler serving the domestic hot water supply and central heating system. Access to the loft space. Double glazed window.

BEDROOM 1 10'6 x 9'0 with double glazed window. Central heating radiator. Built in double wardrobes.





Bedroom 2

BEDROOM 2 10'0 x 7'0 with double glazed window. Central heating radiator.

BEDROOM 3 8'8 x 7'0 with double glazed window. Central heating radiator. Built in over stairs cupboard.

BATHROOM with suite comprising panelled bath with shower over, pedestal wash basin and low flush W.C. Heated towel rail. Double glazed window. Recessed lighting. Tiled flooring.



Bedroom 3





OUTSIDE The property occupies a corner plot. To the fore of the property is a lawned area whilst a driveway to the rear of the property provides parking for two vehicles. To the rear is a fully enclosed private lawned garden with a large patio area, mature shrubs, fencing and a side gate.





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Energy Performance Certificate



2, Goldcrest Close, Bingham, NOTTINGHAM, NG13 8QQ

Dwelling type: End-terrace house
Date of assessment: 27 July 2017
Date of certificate: 27 July 2017
Reference number: 2538-5058-6243-5183-5890
Type of assessment: RdSAF, existing dwelling
Total floor area: 66 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

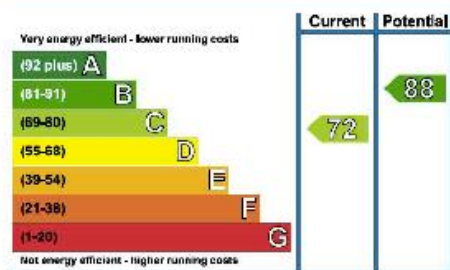
Estimated energy costs of dwelling for 3 years:	£ 1,674
Over 3 years you could save	£ 201

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 165 over 3 years	
Heating	£ 1,194 over 3 years	£ 1,134 over 3 years	
Hot Water	£ 258 over 3 years	£ 174 over 3 years	
Totals	£ 1,674	£ 1,473	

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

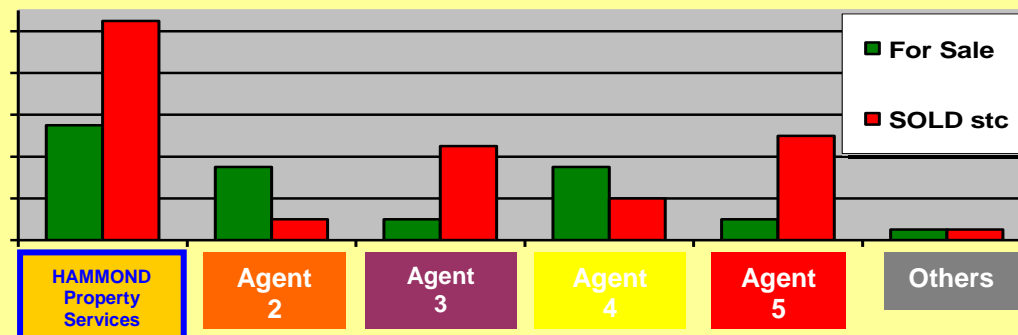
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£15	£ 48	
2 Heating controls (room thermostat)	£350 - £450	£ 66	✓
3 Solar water heating	£4,000 - £8,000	£ 87	✓

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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