

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottingham
NG13 8AR

Tel: (01949) 87 86 85

bingham@hammondpropertyservices.com



**20 HAREBELL GARDENS, BINGHAM
NOTTINGHAM NG13 8TA**

£175,000



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

20 HAREBELL GARDENS, BINGHAM, NOTTINGHAM NG13 8TA

Attention first time buyers, landlords and general house hunters – this is it, the right house at the right price! Constructed by the well regarded local builders, David Wilson Homes, this first class semi-detached home provides good sized accommodation which has been well maintained by the present occupier to a very high standard with the recent upgrading of both the kitchen and the bathroom.... Simply stunning!!!

The well-presented interior benefits from gas fired central heated (combi boiler fitted 5 years ago) and double glazing and the stylish interior is really well complemented by a larger than average and attractive garden which is ideal for barbecues during those long hot summer months.

The property is conveniently located for the A52 & A46 which provide access to the surrounding centres of Nottingham, Newark, Leicester and Grantham. Harebell Gardens is just a short car trip into Bingham Market Place where there is a wide range of shops and facilities. Bingham also enjoys a regular bus service to Nottingham City Centre as well as a leisure centre for those keen on sports and training.



**FLOOR PLAN
TO FOLLOW**



Is this simply the best kitchen for any property in Bingham under £200,000?

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and most with a village pub!

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



Entrance door through to

HALL with stairs to the first floor. Central heating radiator.

LOUNGE 16'2 x 10'0. TV aerial point. Central heating radiator. Large under stairs cupboard. Laminate flooring.





STUNNING DINING KITCHEN 13'0 x 11'0 with L shaped work surface with drawers and cupboards under. Four ring gas hob with extractor hood over and separate electric oven with built in microwave above. Fridge freezer space. Central heating radiator. Double glazed window overlooking the rear garden. Wall mounted cupboard units with display niches. Plumbing for an automatic washing machine. Double glazed door to the side elevation. Single drainer one and a half bowl sink unit with contemporary swan head mixer tap. Complementary tiling to both walls and floor.





LANDING with airing cupboard housing the combi gas fired combi boiler fitted 5 years ago that serves the domestic hot water supply and central heating system.

BEDROOM 2 13'0 x 10'4 maximum with double glazed window. Central heating radiator.

BATHROOM with suite comprising panelled bath with contemporary shower over and swivel screen, wash basin with double cupboard under and low flush W.C. with concealed cistern. Complementary tiling to walls and floor. Central heating radiator. Bathroom cabinet. Double glazed window. Extractor fan.

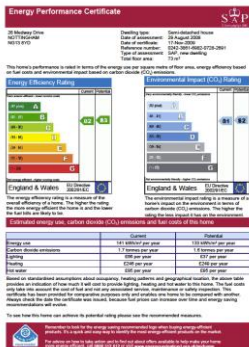


BEDROOM 1 13'0 x 10'5 with double glazed window. Double cupboard/wardrobe. Central heating radiator. TV aerial point.



OUTSIDE To the fore of the property is an open plan lawned garden. A side driveway provides car standing spaces for numerous vehicles. To the rear is an enclosed garden which includes patio area with lawn and mature shrub and fenced borders.

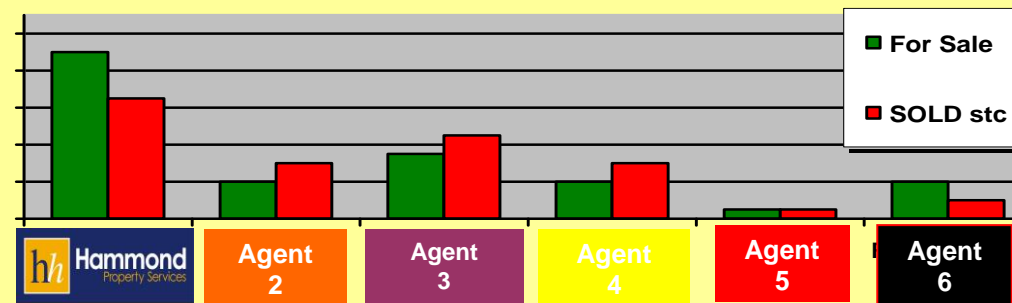




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Report from latest HAMMOND Property Services 'Board Meeting'

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