

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottingham
NG13 8AR

Tel: (01949) 87 86 85

bingham@hammondpropertyservices.com



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



**5 KIRK HILL, BINGHAM
NOTTINGHAM NG13 8FF**

£229,950

5 KIRK HILL, BINGHAM, NOTTINGHAM NG13 8FF

| | | | |
|----------------|---|-------------------|---|
| New kitchen | ✓ | Upgraded bathroom | ✓ |
| New décor | ✓ | New layout | ✓ |
| New appliances | ✓ | Workshop / office | ✓ |

If you are looking for a property within walking distance of the Market Place, this could be the one for you!...and all the upgrading has been done - ready to move into! Whilst there is off street parking ... we have no doubt that you will prefer to walk into Bingham... only a couple of minutes' stroll of the front door!

This delightful gas centrally heated and double glazed semi-detached home is perfect for young families / first time buyers as well as those retired folk as it provides ready to move into accommodation, stunning open plan dining kitchen and a larger than average private rear garden with plenty of sunshine.



1ST FLOOR



A much larger garden that you would expect... plenty of sunshine and privacy for those who enjoy al fresco dining during those balmy summer months!

Within a short stroll is Bingham Market Place are a range of shops as well as a brilliant Bus and Train services to Nottingham City Centre and Grantham.

Bingham also has schools catering for all age groups as well as a popular Leisure Centre. It is located on the edge of the Vale of Belvoir which, along with the nearby Linear Walk, provides endless hours of pleasurable walking. The Vale also has a number of excellent village pubs!

DIRECTIONAL NOTE: From our Bingham Office the property may be approached via Newgate Street. Continue to the end and turn right at the T junction and this particular property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.



AN ENTRANCE DOOR WITH GLAZED LIGHTS,
LEADS THROUGH INTO AN:

ENTRANCE HALL with central heating radiator,
staircase rising to the first floor and pine door to:

SITTING ROOM 4.88m (16'0) x 4.17m (13'8)
With a chimney breast with quarry tiled hearth, pine fire
surround and mantle, alcoves to either side, deep pine
skirting, central heating radiator, ceiling light point and
UPVC double glazed bay window to the front elevation.
A door leads through into the:





OPEN PLAN DINING KITCHEN

5.26m (19'8) x 4.17m (13'8)

The kitchen area is fitted with a range of base and drawer units, rolled edge laminate work surfaces with inset 1 and ½ bowl sink and drainer unit, central island unit with integrated four ring gas hob with feature cylinder filter hood over and single oven beneath, plumbing for washing machine, tile effect floor, central heating radiator, combi boiler, under-stairs alcove with space for free standing appliance, UPVC double glazed windows to the side and rear and a UPVC double glazed door leading out to the patio area of the rear garden. The dining area enjoys a full height storage cupboard, central heating radiator and further tall cupboard.





FIRST FLOOR LANDING with access to loft space, single glazed window to the side elevation and door to:

BEDROOM 1 3.81m (12'6) x 3.35m (11'0)

with a chimney breast with alcoves to either side, one having built in storage cupboard, central heating radiator and UPVC double glazed window overlooking the rear garden.





Bedroom 2



BEDROOM 2 3.58m (11'9) x 3.35m (11'0)
with a chimney breast with alcoves to either side, (sliding screen wardrobes currently in place), central heating radiator, UPVC double glazed window to the front elevation.

BEDROOM 3 2.84m (9'4) x 2.44m (8'0)
central heating radiator and UPVC double glazed window overlooking the rear garden.

BATHROOM 2.57m (8'6) x 2.44m (8'0) max

Recently updated with a three piece suite comprising panelled bath with chrome traditional style taps and wall mounted Mira Sport electric shower over, close coupled W.C., pedestal wash hand basin, ceramic tiled splashbacks, painted tongue and groove panelling, combination heated towel radiator, ceiling light point and UPVC obscure double glazed window to the side elevation.



Bedroom 3





OUTSIDE To the front of the property is a long and wide driveway providing ample car standing space. To the side of the driveway there is an area of lawn and mature shrubbery.

To the rear is a fully enclosed and larger than average westerly facing and sunny garden with plenty of privacy and a large patio area for al fresco dining during those balmy summer months! There are two outbuildings; one fitted out as an outside W.C. and the second for further storage, both have power and light. For those who enjoy easy maintenance there is lawned area— perfect for little ones to play... with raised beds There is a further stone chipped patio area and an area of decking for further outdoor dining.



Utility Room outbuilding





WORKSHOP / STUDY / WORK FROM HOME

Purpose built with timber construction with underfloor heating, high speed internet, power and light – the ideal hideaway!!!

An internal door leads to useful storage area and space for a tumble dryer.



Energy Performance Certificate



5, Kirk Hill, Bingham, NOTTINGHAM, NG13 8FF

Dwelling type: Semi-detached house

Reference number: 0878-7092-7265-0333-7950

Date of assessment: 03 May 2017

Type of assessment: RdSAP, existing dwelling

Date of certificate: 03 May 2017

Total floor area: 75 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: £ 2,754

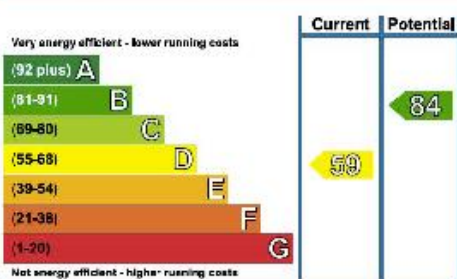
Over 3 years you could save £ 963

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 273 over 3 years | £ 153 over 3 years | |
| Heating | £ 2,241 over 3 years | £ 1,491 over 3 years | |
| Hot Water | £ 240 over 3 years | £ 147 over 3 years | |
| Totals | £ 2,754 | £ 1,791 | |

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

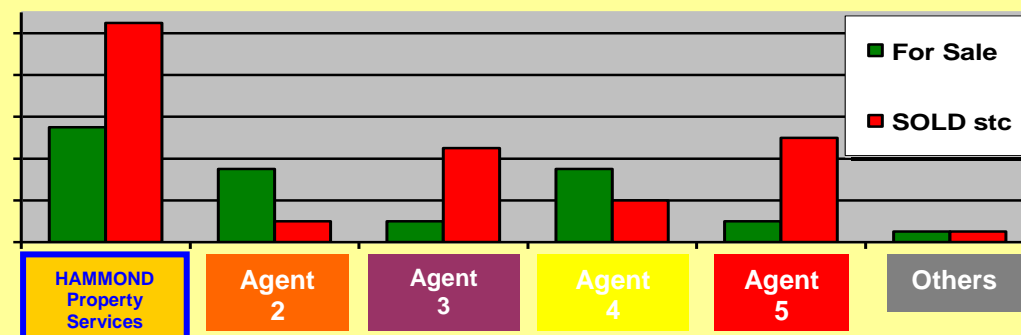
| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 633 | ✓ |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £ 135 | ✓ |
| 3 Low energy lighting for all fixed outlets | £35 | £ 99 | ✓ |

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**

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