

TO LET

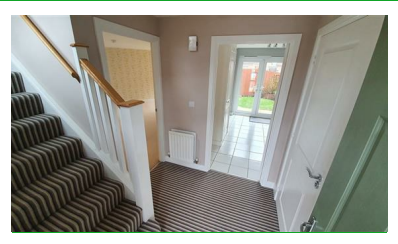
01949 87 86 90

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 878690

rentals@hammondpropertyservices.com



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



**27 CHERWELL GARDENS, BINGHAM,
NOTTINGHAMSHIRE NG13 8YW**

£950 PCM

27 CHERWELL GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YW

**** LET AGREED ****

A beautifully presented link detached home occupying a pleasant position within this already highly sought after development – perfect for young professional couples!

The gas centrally heated and double glazed accommodation has been considerably enhanced by tasteful scheme of décor throughout. The easy to maintain rear garden has also been delightfully landscaped and laid out to provide an attractive area to sit out in and to enjoy al fresco dining during those balmy summer evenings.

If you are seeking a well presented semi detached home which enjoys good sized three bedroom accommodation with en-suite shower facilities; kitchen with integrated, oven, microwave and fridge freezer, complete with off street parking and a GARAGE have no delay in viewing this one – it won't be available for long!

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

**** STRICTLY NO PETS ** ** NON-SMOKERS ONLY ****

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent
Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late rent payment determined by the Tenant Fees Act 2019.



VIEWING APPOINTMENT

Date: _____

Time: _____

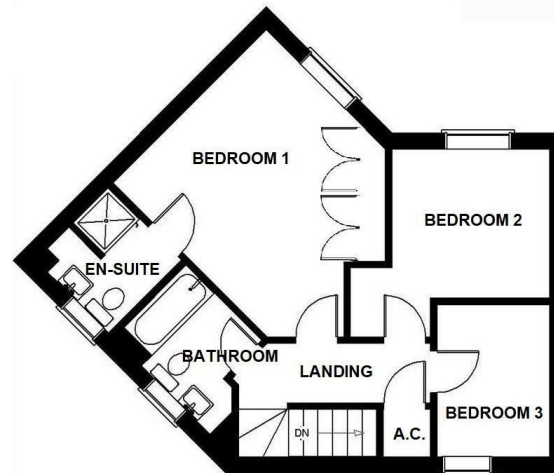
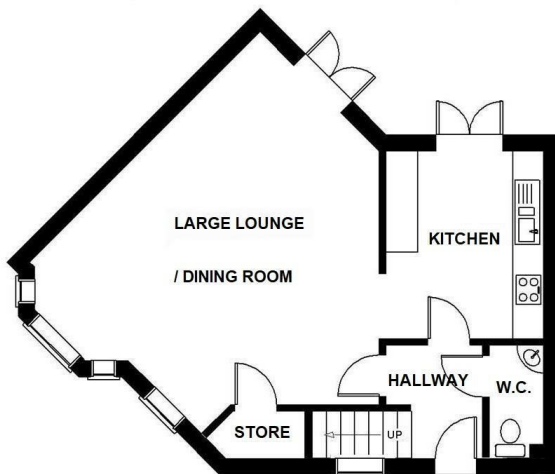
Meeting: _____

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **C**



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Continue along Mill Hill Road passing Meadowsweet Hill until turning left into Lune Way. On entering the courtyard, bear right and continue to the right along Cherwell Gardens where the property will be then found on the right hand side, clearly denoted by the HAMMOND Property Services To Let sign.

For Sat Nav use Post Code: NG13 8YW



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BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

sponsorship@hammondpropertyservices.com



HALLWAY

staircase rising to the first floor, central heating radiator and door to:

KITCHEN

11'6 x 9'3 (3.51m x 2.82m)

A light and airy space fitted with a generous range of wall, base and drawer units, full height larder unit housing integrated Smeg microwave with single oven beneath, fridge with freezer below, pull out butler's pantry, overhead storage, square edge laminate preparation surface with inset stainless steel one and a third bowl sink and drainer unit, Smeg stainless steel finish four ring gas hob with glass splashback and chimney hood over, built in utility cupboard having plumbing for washing machine and space for tumble drier above, tiled floor, concealed wall mounted gas central heating boiler, UPVC double glazed French doors leading out into the garden and open doorway leading through into:

LARGE DINING LOUNGE

22'4 x 19'4 (6.81m x 5.89m)

A well proportioned light and airy open plan space benefitting from a dual aspect with UPVC double glazed bay window to the front and double doors leading out into the rear garden, built in understairs cupboard, central heating radiator.

CLOAKROOM

with a low flush W.C., corner mounted wash basin with tiled splashback, tiled floor and extractor.

LANDING

with a built in airing cupboard housing pressurised hot water system, access to loft space, UPVC double glazed window to the front and doors to:

BEDROOM 1

15'0 max x 12'6 max (4.57m max x 3.81m max)

full height wardrobes, central heating radiator, UPVC double glazed window to the rear and door to:

EN-SUITE SHOWER ROOM

with a shower enclosure with wall mounted shower and glass screen, close coupled wc, half pedestal wash basin, contemporary towel radiator and UPVC double glazed window.

BATHROOM

with a panelled bath with wall mounted shower mixer and glass screen, low flush W.C., wall mounted wash basin, contemporary towel radiator, shaver point, extractor and UPVC double glazed window.

BEDROOM 2

9'0 x 9'0 (2.74m x 2.74m)

with a wardrobe recess, a central heating radiator and UPVC double glazed window.

BEDROOM 3

9'1" x 6'7" (2.79m x 2.03m)

with a central heating radiator and a UPVC double glazed window to the front.

OUTSIDE

Situated on a corner plot, set back behind a well stocked frontage with a pathway leading to the front door.

A timber courtesy gate to the side gives access onto a paved terrace/storage area at the side which leads into the rear garden, with a further paved terrace, lawned area, well stocked borders, cold water tap and all enclosed by timber fencing. There is a GARAGE and parking space that is approached via a courtyard area to the rear of the property.

Single Garage - Located a few yards away to the rear of the property in a courtyard area with driveway to the front and having up and over door.





Hammond
Property Services

LET BY

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A comprehensive colour brochure will be available for prospective tenants.

For more information, call **DENISE HOOD** on **01949 87 86 90**



Impressed by the quality of this brochure?

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Please call this office on 01949 878690 to arrange a suitable time for us to call out and to discuss what we do and how we do it!