

**FOR SALE**

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**6 MORLEY GARDENS, RADCLIFFE-ON-TRENT,  
NOTTINGHAMSHIRE NG12 2GH**

**£270,000**

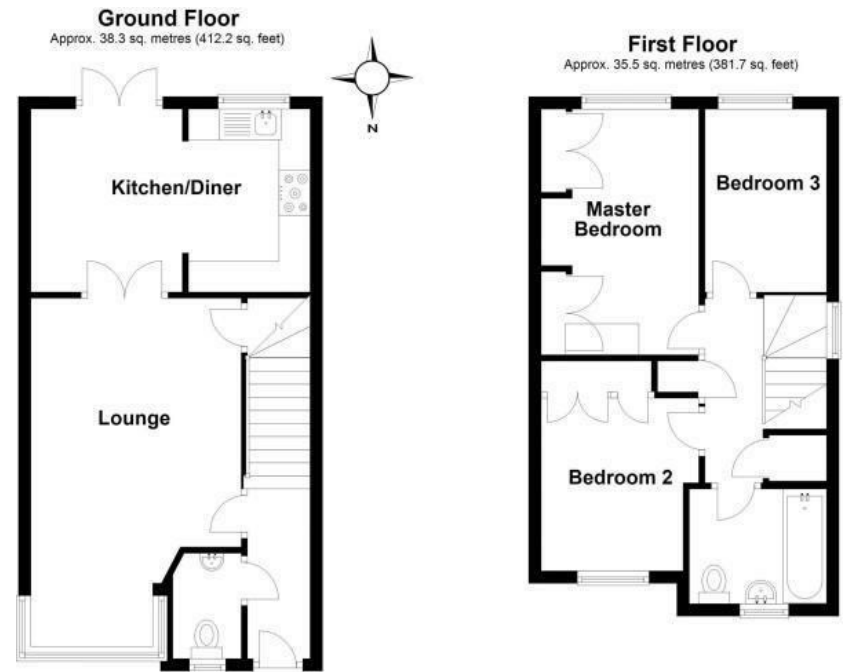
# 6 MORLEY GARDENS, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2GH

A really well maintained and beautifully presented three bedroom semi-detached house, situated within a private gated development; centrally located within the highly desirable village of Radcliffe On Trent.

Comprising an entrance hall, W.C. / cloakroom, lounge and contemporary dining and kitchen areas to the ground floor. With two double bedrooms, a single bedroom and a family bathroom to the first floor. Outside there is off-street parking for two vehicles and a fully enclosed, private and southerly facing rear garden.

Radcliffe-on-Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes.

GATED COMMUNITY SERVICE CHARGE of £151.25 per quarter. This fee covers • Office costs: the phone line that is required for the operation of the gates and intercom system. • Gate Maintenance: to cover the six-monthly maintenance visits, with a reserve for any unexpected callouts. • External Repairs: largely covers any unexpected works to the lighting, the boundary fences, and the roadways. • Pumping Station: covers maintenance and unexpected works • Gardening/Maintenance of all shared areas on the street.



Total area: approx. 73.8 sq. metres (793.9 sq. feet)

Council Tax Band

**C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

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





Enter through a partly glazed, obscure uPVC door into the entrance hallway

**HALLWAY**

with a central heating radiator, stairs to the first floor and doors leading to the W.C. / Cloakroom and Lounge.

**LOUNGE**

15'0 x 11'6 (4.57m x 3.51m)  
with a central heating radiator, under stairs storage cupboard, a set of double doors into the dining area and a large uPVC box bay window to the front aspect.





### **DINING AREA**

9'8 x 8'0 (2.95m x 2.44m)

Tile effect flooring, radiator, opening to the kitchen and a set of uPVC double doors to the paved patio of the southerly facing and private rear garden.

### **KITCHEN AREA**

9'8 x 6'8 (2.95m x 2.03m)

Fitted with a range of white high gloss modern wall and base units with a roll edge worktop incorporating a stainless steel sink with drainer and chrome mixer tap, further to a five ring gas hob with inset canopy extractor hood above. Additional integrated appliances comprising a double NEFF oven, fridge/freezer, dishwasher and washing machine. Continuation of tile effect flooring splash back wall tiling and uPVC window to the rear aspect.

### **W.C. / CLOAKROOM**

with a white two piece suite comprising a low level W.C. and a wall mounted wash hand basin with splash back tiling and chrome mixer tap. Tile-effect flooring, central heating radiator, wall mounted mirror cabinet and uPVC, obscured window to the front aspect.





### **LANDING**

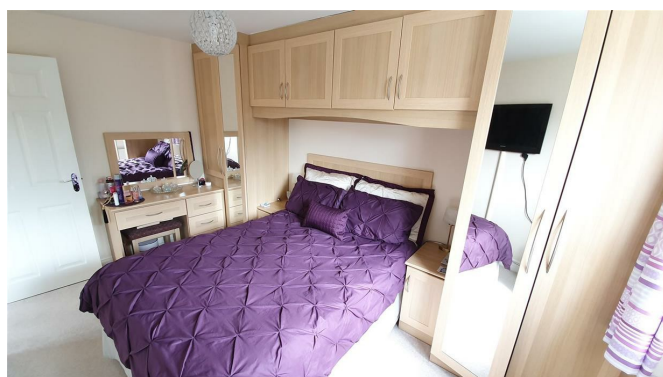
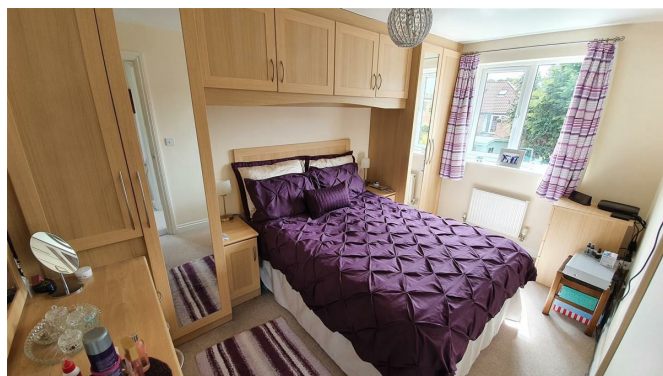
door to airing cupboard, full height storage cupboard, loft hatch, uPVC window to the side aspect and doors to the various rooms.

### **BEDROOM 1**

13'0 x 8'4 plus built in wardrobes (3.96m x 2.54m plus built in wardrobes)  
central heating radiator, uPVC window to the rear aspect and fitted wardrobes incorporating an inbuilt dressing table.

### **BEDROOM 2**

9'2 x 8'4 (2.79m x 2.54m)  
central heating radiator, fitted wardrobes and uPVC window to the front aspect.





**BEDROOM 3**

10'0 x 6'6 (3.05m x 1.98m)

radiator and uPVC window to the rear aspect.

**BATHROOM**

with a white three piece suite comprising a low level W.C., wall mounted wash hand basin with chrome mixer tap and a panel bath with mixer tap and mains shower over. Partly tiled to the walls, tile effect flooring, chrome heated towel rail, wall mounted mirror cabinet and uPVC, obscure window to the front aspect.





### **APPROACH**

The Morley Gardens Development is a gated community and access to the cul-de-sac is either via the electric double gates for vehicles or the pedestrian side gate - for which there are security codes for both and also intercom access via the residents who can perform remote access.

The property benefits from a tarmac driveway offering parking for up to 2 vehicles, a small selection of planting and gated side access to the rear of the property.







### **OUTSIDE**

The rear of the property is southerly facing and fully enclosed with 6ft timber fencing. Mainly laid to lawn, benefiting from a paved patio area, a small selection of shrubbery to the foot of the garden and a timber shed included within the sale.





## Oliver Styles

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

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**FULLY MANAGED** or **INTRODUCTION ONLY**

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to arrange a suitable time for us to call out and to discuss what we do and how we do it!