

FOR SALE

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**22 DERWENT TERRACE, SHERWOOD,
NOTTINGHAMSHIRE NG5 4AE**

£725 PCM



22 DERWENT TERRACE, SHERWOOD, NOTTINGHAMSHIRE NG5 4AE

** LET AGREED ** APPLICATION RECEIVED **

Two/three bedroom over three floors, mid terrace property in Sherwood, redecorated and professionally cleaned.

Entrance Door: uPVC part glazed front door.

Lounge 10'3 x 10'6 (max) uPVC Double glazed window to front elevation, Electric wall mounted feature fire, radiator. Inner Hallway With stairs off to the first floor, alarm panel with access to

Kitchen 10'4 x 10' uPVC double glazed window to rear elevation, sink and drainer with mixer tap over. A range of wall and base units with complimentary worktops and splashback. Radiator. Neff oven with four ring gas hob over. Plumbing for washing machine and space for upright fridge/freezer. Door to cellar.

Lobby uPVC door giving access to the rear yard area.

Bathroom Obscured uPVC double glazed window to side elevation. Radiator. Fitted with a three piece suite comprising of a panelled bath with Jade shower over, low flush w.c. and pedestal wash hand basin with part tiled walls.

Bedroom 1

Bedroom 2

Converted Attic Room

****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 as 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 payment of rent determined by the Tenant Fees Act 2019.



VIEWING APPOINTMENT

Date: _____

Time: _____

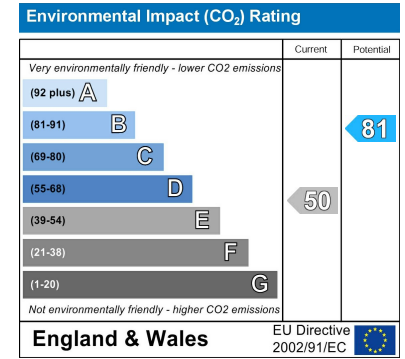
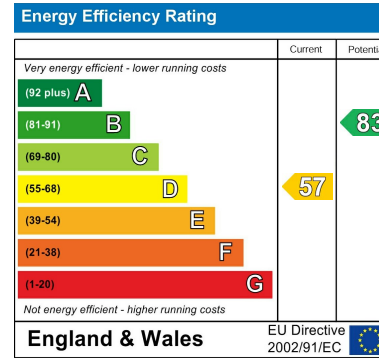
Meeting: _____

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DIRECTIONAL NOTE

For Sat Nav use Post Code: NG5 4AE

Council Tax Band 



THE COUNTRIES, CAPITALS & CURRENCIES QUIZ 2019



Simply visit www.hammondpropertyservices.com and click on the Quiz link to download your copy of this year's Quiz.

Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £2,103 last year for this extremely important Charity.

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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





Entrance Door

Upvc part glazed front door.

Lounge

10'3 x 10'6 (max) (3.12m x 3.20m (max))

Upvc Double glazed window to front elevation,
Electric wall mounted feature fire, radiator.

Inner Hallway

With stairs off to the first floor, alarm panel with
access to;



Kitchen

10'4 x 10' (3.15m x 3.05m)

Upvc double glazed window to rear elevation, sink and drainer with mixer tap over. A range of wall and base units with complimentary worktops and splashback. Radiator. Neff oven with four ring gas hob over. Plumbing for washing machine and space for upright fridge/freezer. Door to cellar.

Lobby

Upvc door giving access to the rear yard area

Bathroom

Obscured Upvc double glazed window to side elevation. Radiator. Fitted with a three piece suite comprising of a panelled bath with Jade shower over, low flush wc and pedestal wash hand basin with part tiled walls.

Bedroom 1

10' x 10'6 (max into wardrobes) (3.05m x 3.20m (max into wardrobes))

10' x 10'6" (max into wardrobes)

Bedroom 3

5'5 x 8'3 (1.65m x 2.51m)

Upvc double glazed window to rear elevation, radiator.
All mounted Worcester Boiler



Steve Pritchett

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?

01949 87 86 85

Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

FULLY MANAGED or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, call **Denise Hood** on **01949 87 86 90**



PEARL ANNIVERSARY



RAISING MONEY FOR PEARL THE GUIDE DOG

GUIDE DOGS FOR THE BLIND

Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on 01949 87 86 85 to arrange a suitable time for us to call out and to discuss what we do and how we do it!