

**FOR SALE**

**01949 87 86 85**

[www.hammondproperty-services.com](http://www.hammondproperty-services.com)

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**32 ROCKINGHAM GROVE, BINGHAM,  
NOTTINGHAMSHIRE NG13 8RY**

**£175,000**

## 32 ROCKINGHAM GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8RY

Hammond Property Services are delighted to bring to the market this modern mid townhouse which affords another excellent opportunity to purchase one these ever popular, easy and economical 2 bedroomed townhouse homes.

The property is offered with NO CHAIN - ideal for those looking for a speedy and hassle-free purchase!

The stylish gas centrally heated and double glazed interior is tailor made for young professionals/first time buyers/tenants.

To the rear is an enclosed garden which includes a patio area and a lawn with borders. To the rear of the garden there is a single brick built garage with up and over door to front.

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.

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.



### VIEWING APPOINTMENT

Date: \_\_\_\_\_

Time: \_\_\_\_\_

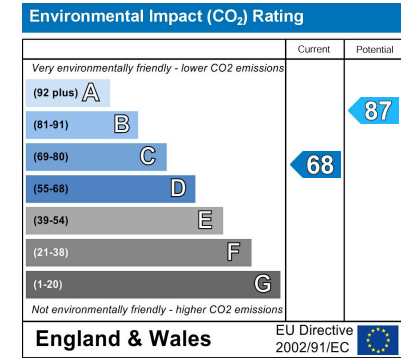
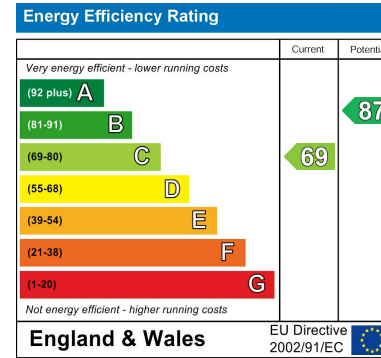
Meeting: \_\_\_\_\_

**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 Garden Road on the right. Turn next right into Thoresby Road. At the T junction turn left into Bowland Road then left again into Rockingham Grove. Continue around to the left until reaching the end of the cul-de-sac and this particular property will be found ahead of you on the right hand side clearly denoted by our For Sale sign.

**For Sat Nav use Post Code: NG13 8RY**

**Council Tax Band**

**B**



# THE BUILDINGS & ARCHITECTURE QUIZ 2020



Simply visit [www.hammondpropertyservices.com](http://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 £3,263 last year for this extremely important Charity.

See all our properties at



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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](mailto:sponsorship@hammondpropertyservices.com)





**HALL**

with stairs to the first floor. Central heating radiator. Meter / storage cupboard.

**LOUNGE**

16'9 x 13'6 max with double glazed bow window. (5.11m x 4.11m max with double glazed bow window.)  
Central heating radiator. Wall mounted gas fire. Large under stairs recessed area.

**DINING KITCHEN**

13'6 x 10'0 max (4.11m x 3.05m max)  
with shaped work surfaces to three sides with drawers and cupboards under. Single drainer sink unit. Double glazed window. Double UPVC door to the garden. Fitted appliances consist of a gas hob with electric cooker under and extractor hood over. Wall mounted cupboard units.





**LANDING**

with airing cupboard. Access to the loft space.

**BATHROOM**

with suite comprising shower unit, pedestal wash basin and low flush W.C. Complementary tiling. Double glazed window. Central heating radiator.

**BEDROOM 1**

14'6 x 10'3 (4.42m x 3.12m)

with double glazed window. Built in wardrobes/cupboards. Central heating radiator.





**BEDROOM 2**

11'0 x 7'6 (3.35m x 2.29m)  
with double glazed window. Central heating radiator.

**OUTSIDE**

To the front of the property is an easy to maintain gravelled garden. To the rear is a lawned garden and low maintenance borders with a large patio area and outside tap.

At the head of the garden is a brick built GARAGE.





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**



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**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!**