



**Cherwell Gardens, Bingham**  
Nottingham, Nottinghamshire, NG13 8YW

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**NG13 8YW**  
**£300,000**

Offered to the market is this Three double bedroom Townhouse, located within the popular market town of Bingham. Accommodation has recently been re decorated through out with new carpets and comprises: Entrance Hall, W.C., Dining Kitchen, Living Room, Two Double Bedrooms and Family Bathroom to the first floor and Master Suite to the second floor, Rear Garden and Garage. EPC Rating C. Freehold. Council Tax Band C. No Upward Chain.



### Entrance Hall

Stairs rising to the first floor, two built-in cupboards one with plumbing for washing machine and doors to the ground floor accommodation.

### W.C.

Fitted with a two piece white suite comprising: W.C. and corner wash basin and extractor fan.

### Kitchen Diner

**16'0"x 7'10" (4.88x 2.39)**

Fitted with a contemporary range of cream fronted base and wall mounted units with a wooden effect work top over, inset sink and drainer with mixer tap, stainless steel four ring gas hob with glass splash back and extractor fan over, single oven, microwave, fridge and freezer, dishwasher and UPVC double glazed window.

### Living Room

**15'0"x 9'7" (4.57x 2.92)**

UPVC double glazed sliding patio doors to the Rear Garden.

### First Floor Landing

Doors to first floor accommodation, airing cupboard, storage cupboard housing the gas boiler, uPVC double glazed window and stairs rising to the second floor.

### Bedroom Two

**13'5"x 8'0" (4.09x 2.44)**

UPVC double glazed window and radiator.

### Bedroom Three

**12'7"x 8'0" (3.84x 2.46 )**

UPVC double glazed window and radiator.

### Bathroom

**6'10"x 8'1" (2.08x 2.46)**

Fitted with a three piece white suite comprising: W.C. pedestal wash basin and panel bath with mixer tap and shower over, chrome towel rail, extractor fan and uPVC double glazed window.

### Second Floor Landing

Door to the Master Suite.

### Master Suite

Fitted wardrobes, skylight to the rear elevation, radiator, uPVC double glazed dormer window and door to En-Suite.

### En-Suite

Fitted with a three piece white suite comprising: W.C. pedestal wash basin and shower cubicle. Chrome towel rail, skylight window, extractor fan and shaver point.

### Garage

Up and over garage door with off street parking to the front.

### Outside to the Rear

A West facing Rear Garden laid mainly to lawn with patio area and timber gate to the rear leading to the Garage and parking.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

This property has a current electric certificate and gas boiler service as of the date of listing.

There is broadband in the area.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Note



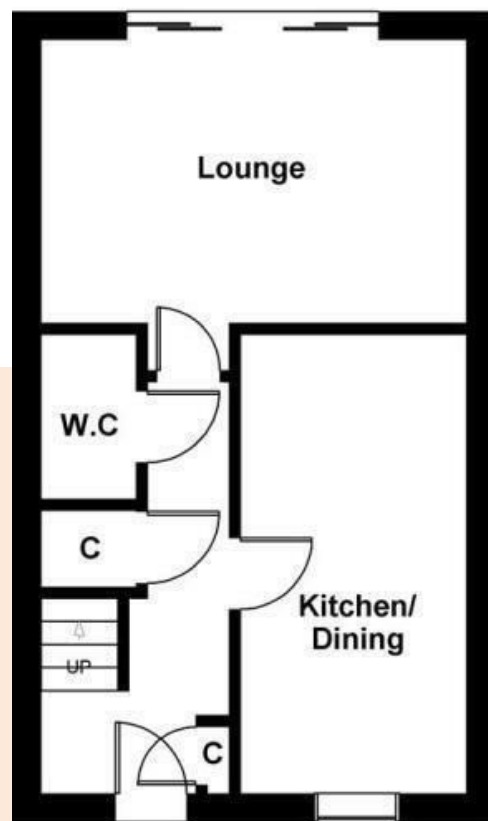
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

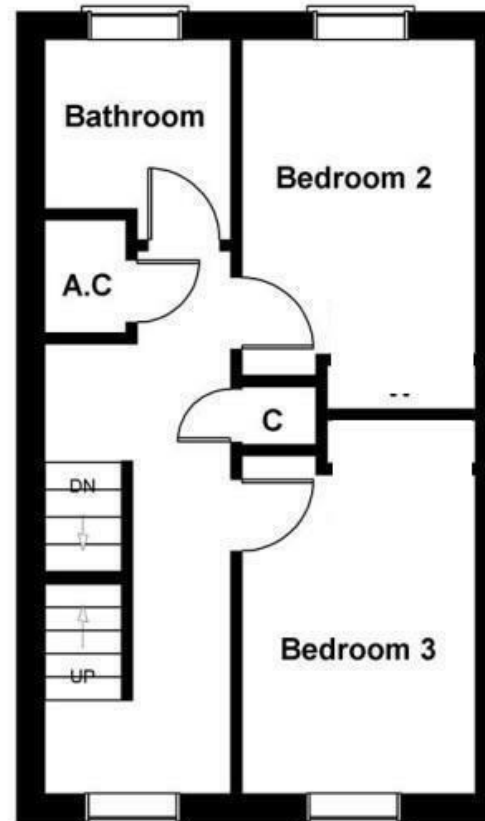


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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

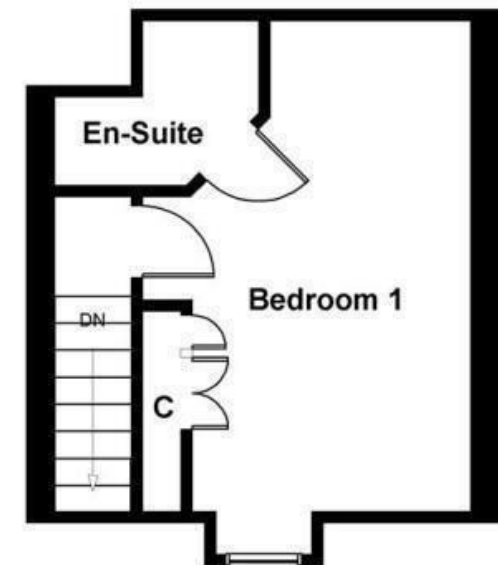
## Cherwell Gardens



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2015

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