



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



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Guide Price £300,000**

Guide Price £300,000 - £315,000 - Offered to the market is this Four Bedroom, Townhouse, located within the popular market town of Bingham with versatile accommodation set over three floors comprising of: Entrance Hall, Dining / Family Room, Utility Cupboard, Ground Floor W.C. contemporary built-in Kitchen, Living Room to the first floor with Family bathroom and Bedroom and three further Bedrooms including the Master Bedroom with En-Suite to the second floor. There is also a Rear Garden and Garage with parking space. Council Tax Band - D. Freehold. EPC Rating - C.



### Entrance

Double glazed front door into Entrance Hall

### Entrance Hall

Stairs rising to the first floor, white panel door to the Family room / Dining Room and wood effect flooring

### Family Room / Dining Room

17'4" max x 11'2" max (5.30 max x 3.42 max)

UPVC double glazed window to the front elevation, television point, continuation of the wood effect flooring and white panel doors to the Ground Floor W.C. and Utility Cupboard.

### Utility Cupboard

Space and plumbing for washing machine and further under counter appliance and work surface.

### Ground Floor W.C.

Fitted with white two piece suite comprising: W.C. and wash basin, tile effect flooring and good sized storage cupboard.

### Kitchen

9'10" x 14'5" (3.02 x 4.41)

Fitted with a good range of cream Shaker Style base and wall mounted units with wood effect work surface over, inset sink and drainer, built-in appliances to include: Fridge freezer, dishwasher, gas hob with extractor fan over electric fan assisted oven and grill and microwavable oven, cupboard housing the gas central heating boiler, tile effect flooring and uPVC double glazed patio doors with side panels leading out to the Rear Garden.

### First Floor landing

White panel doors to the first floor accommodation and stairs rising to the second floor

### Living Room

12'11" max x 14'5" max (3.94 max x 4.40 max)

A light and bright reception room with uPVC double glazed window and French doors with Juliet balcony to the rear elevation, television point and built-in storage cupboard.

### Family Bathroom

8'4" max x 6'4" max (2.56 max x 1.95 max)

Fitted with a three piece suite comprising: W.C., wash basin and panel bath with chrome shower over, heated towel rail, tile effect flooring, airing cupboard and uPVC double glazed window to the front elevation.

### Bedroom

10'0" x 7'9" (3.06 x 2.37)

UPVC double glazed window to the front elevation.

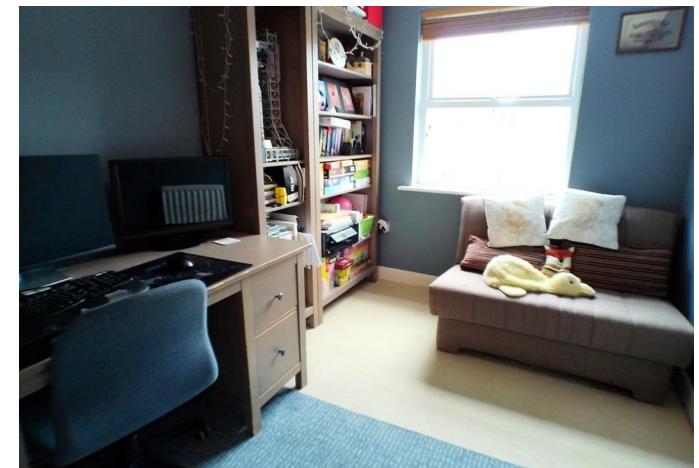
### Second Floor Landing

White panel doors to the second floor accommodation.

### Master Bedroom

9'10", 16'4" max x 12'4" to wardrobe (3.05 max x 3.77 to wardrobe )

Two uPVC double glazed windows to the rear elevation, built-in wardrobes and door to the En-Suite



### En-Suite

5'1" max x 7'10" max (1.55 max x 2.40 max)

Fitted with a three piece suite comprising: W.C., wash basin and shower cubicle with chrome shower over, heated towel rail and tile effect flooring.

### Bedroom

10'0" x 8'2" (3.06 x 2.49)

UPVC double glazed window to the front elevation.

### Bedroom

5'10" x 13'0" (1.80 x 3.98)

UPVC double glazed window to the front elevation.

### Rear Garden

Immediately to the rear of the property is a patio area ideal for entertaining and alfresco dining leading on to a shaped lawn with timber shed ideal for storage and pedestrian gate to the rear giving access to the Garage and parking space.

### Garage

Garage door to the front and parking space to the right hand side.





### Agents Note

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

There is broadband in the area and mobile phone signal.

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.

### 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

