

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottingham
NG13 8AR

Tel: (01949) 87 86 85

bingham@hammondpropertyservices.com



**9 ANGELICA COURT, BINGHAM
NOTTINGHAM NG13 8SU**

£379,950



Selected as the best independent estate agent
by Relocation Agent Network to represent them
in the Bingham area

9 ANGELICA COURT, BINGHAM, NOTTINGHAM NG13 8SU

If you are seeking a sensibly priced home of space, style and quality with the benefit of the extra space provided with a playroom / snug / family room and a conservatory, within this prestigious David Wilson development, for under £400,000, look no further than this one!!!

The gas centrally heated and double glazed accommodation has been maintained and upgraded by the present occupiers and the tastefully appointed interior will suit not only young families but also professional couples who have a feeling of space high up on their 'must have' list!

The location could not be better being only a couple of minutes from the A46 & A52 which provide access to Nottingham, Leicester and Newark. For those requiring national access the A1 and M1 are within half an hour's drive as is East Midlands International Airport.

Bingham Market Place provides a good range of shops and a regular bus service to Nottingham. Schooling exists for all age groups within Bingham and there is also a good range of leisure facilities available at the leisure centre.

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. Passing Aldi on the right hand side and Meadowsweet Hill on the left, turn next left into Mallow Way, first right into Harebell Gardens and then first right again into Angelica Court where the property will then be found immediately ahead of you at the end of the cul-de-sac.



A wonderful family garden with plenty of sunshine and privacy





RECEPTION HALL Entered through double glazed door with side window to a spacious hall. Central heating radiator and double doors leading to the lounge and further door into the study / family room.

STUDY/FAMILY ROOM 16'0 (4.83m) x 8'9 (2.67m) with double glazed bay window to the side elevation, one double glazed window to the front elevation. Central heating radiator. This room is currently being used as a separate dining room.





LOUNGE 19'0 x 12'3 (5.8m x 3.73m)
with central heating radiator. and double glazed bay window to the front elevation. A marble fire surround and hearth with gas coal effect fire. Double doors leading to the dining room.

CLOAKROOM / W.C. with low flush W.C., wash hand basin with cupboard under, central heating radiator, double glazed window to side elevation.





BREAKFAST KITCHEN 11'0 x 11'3 (3.33m x 3.43m)
Fitted with a range of modern base and wall units with cupboards and drawers, roll edge timber effect work surfaces and risers, one and a half bowl sink with mixer tap. Double fan assisted oven, built in microwave, induction hob with stylish extractor fan over, deep pan drawers, kick heater which is linked to the central heating system and can also be operated independently, built in fridge and dishwasher. Complimentary tile effect Amtico flooring. Door to

UTILITY AREA matching work surface with cupboards. Plumbing for washing machine and space for tumble dryer and separate freezer. Inset sink and mixer tap. Double glazed door to the very private and sunny rear garden. Ideal Classic gas fired boiler in matching cupboard unit.





DINING ROOM 11'4 x 9'3 (3.45m x 2.82m) with double glazed double doors leading to the conservatory, central heating radiator.

CONSERVATORY double glazed windows and double glazed double doors leading to the large patio area of the rear garden.





FIRST FLOOR

LANDING with double glazed window to side elevation, central heating radiator, airing cupboard and additional storage.

MASTER BEDROOM 15'4 (4.67m) x 11'6 (3.53m) (into wardrobes). With a range of fitted wardrobes, central heating radiator and double glazed window to front elevation.

EN-SUITE SHOWER with shower, low flush W.C and wash basin with cupboard under and complimentary tiles throughout. Chrome towel radiator.





Bedroom 2



BEDROOM 2 14'4 (4.37m) x 9'0 (2.72m) with double glazed window to side and front elevation, fitted wardrobes, central heating radiator.

BEDROOM 3 12'0 x 8'9 (3.66m x 2.67m) with double glazed window to rear and side elevation, central heating radiator.

BEDROOM 4 10'8 x 9'0 (3.25m x 2.7m) with double glazed window to rear elevation, central heating radiator.

FAMILY BATHROOM Fitted with a white suite comprising W.C., wash hand basin with cupboard under, bath with telephone handset shower attachment and a separate shower cubicle. Fully tiled and complimentary ceramic floor. Double glazed window to rear elevation, heated chrome towel radiator.



Bedroom 3



Bedroom 4



OUTSIDE To the front the garden has shrub/herbaceous borders with wide driveway providing parking for up to 7 vehicles leading to a double garage with up and over doors. The rear garden has been professionally landscaped mainly laid to lawn with a large patio area and many mature shrubs and a pergola. The garden is enclosed by timber fencing, enjoys tremendous privacy and enjoys plenty of sunshine being westerly facing... perfect for those who enjoy al fresco dining during those balmy evenings!



Energy Performance Certificate



9, Angelica Court
Bingham
NOTTINGHAM
NG13 8SU

Dwelling type: Detached house
Date of assessment: 14 February 2012
Date of certificate: 14 February 2012
Reference number: 8692-6522-9330-7574-8996
Type of assessment: RdSAP, existing dwelling
Total floor area: 135 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(52 plus) A		
(81-91) B		
(69-80) C	65	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	179 kWh/m ² per year	159 kWh/m ² per year
Carbon dioxide emissions	4.8 tonnes per year	4.1 tonnes per year
Lighting	£84 per year	£85 per year
Heating	£701 per year	£851 per year
Hot water	£143 per year	£125 per year

You could save up to £97 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

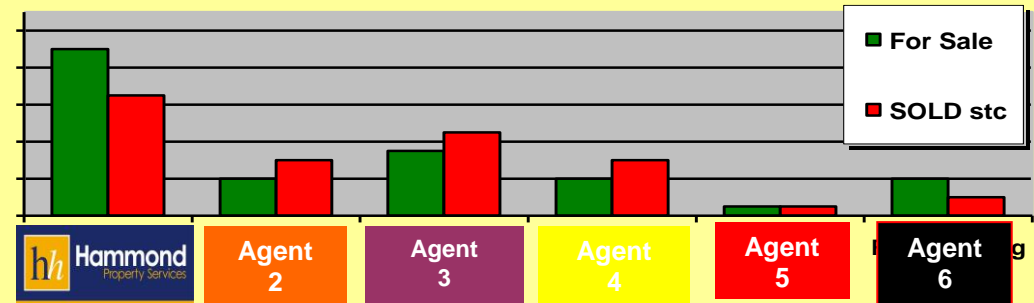


Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Report from latest HAMMOND Property Services 'Board Meeting'

We carry out a regular "board count" within Bingham by making a note of every For Sale and **SOLD** board within the Bingham boundary on a particular day. This regular source of information allows us to gauge what's happening to the housing market of Bingham; whether sales are being agreed within a short period of time, which types of houses sell quicker than others, any increases in house prices **AND**.... which Estate Agents have more properties to offer potential buyers **AND** which Estate Agents have more **SOLD** boards than others. Here is the chart of the board count for Bingham properties on 23rd July 2016.



Conclusions from our Board Meeting:

If you are looking to buy a property

HAMMOND property services have more properties with For Sale boards within Bingham than any other Estate Agent – call in now and see what we've got!

If you are looking to sell a property

HAMMOND property services have more **SOLD** boards within Bingham than any other Bingham Estate Agent! We are confident we can sell yours! Call us now to discuss the most suitable marketing strategy for your particular property! - **01949 87 86 85**

Offices at:

11 Market Place, Bingham, Nottingham NG13 8AR
(01949) 87 86 85

bingham@hammondpropertyservices.com

603 Mansfield Road, Sherwood, Nottingham NG5 2FR
(0115) 955 77 22

sherwood@hammondpropertyservices.com