

FOR SALE

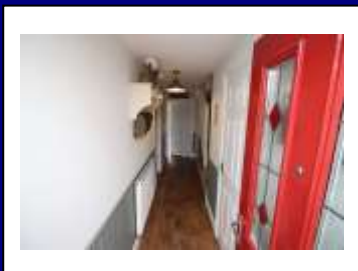
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**35 NENE WAY, BINGHAM
NOTTINGHAM NG13 8YF**

£255,000



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

35 NENE WAY, BINGHAM, NOTTINGHAM NG13 8YF

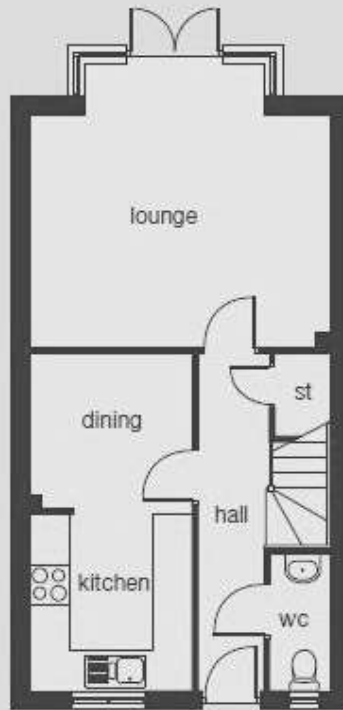
4 BEDROOMS FOR THE PRICE OF 3

- * Four bedroom semi-detached family home in ready to move into condition with a contemporary modern dining kitchen superb lounge overlooking the private rear garden, downstairs W.C. To the first floor are three bedrooms and family bathroom whilst the main bedroom with en-suite shower room with dressing area will be found on the second floor.
- * This gas centrally heated and double glazed property is tailor made for single professional/young couples. It is within easy reach of the shops and amenities within the Market Place and is also well placed for the A46 & A52 which allow access to the surrounding centres of Nottingham and Leicester
- * For young professionals, Bingham really is the perfect location. it is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!



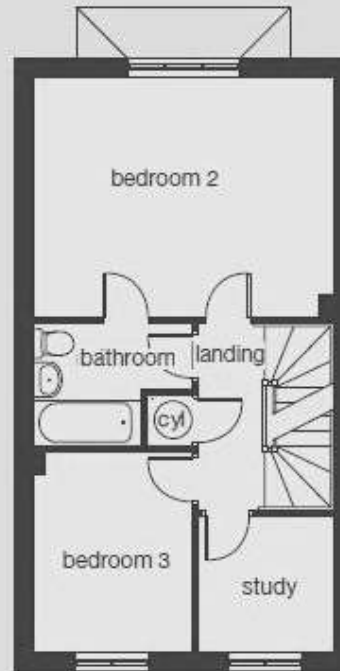
The stunning & bright Lounge

DIRECTIONAL NOTE: Proceed out along Market Street, turn right at the T junction onto Long Acre and, at the traffic lights, take a left hand turn onto Tithby Road. Continue almost to the end of this road taking a right hand turn onto Mill Hill Development. Proceed along Mill Hill Road and you will find Nene Way is on your right. Go up Nene Way taking your first right and the property is situated on the left hand side after the clearly denoted by our For Sale sign.



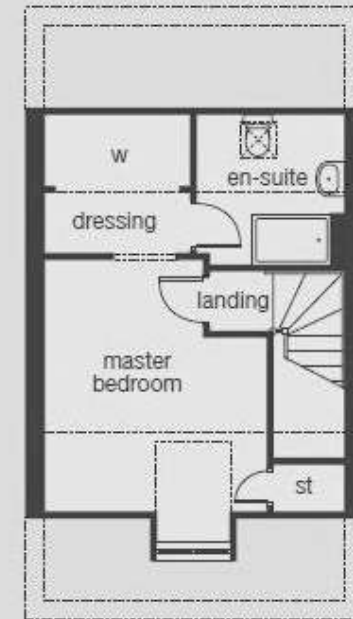
Ground Floor
room dimensions:

lounge	4.740m x 4.510m incl. bay	157" x 14'10"
kitchen/dining	2.580m x 5.210m	8'6" x 17'1"
wc	0.910m x 2.140m	3'0" x 7'0"



First Floor
room dimensions:

bedroom 2	4.740m x 3.740m	157" x 12'3"
bedroom 3	2.500m x 3.170m	8'2" x 10'5"
study	2.140m x 2.140m	7'0" x 7'0"
bathroom	2.500m max x 1.930m	8'2" x 6'4"



Second Floor
room dimensions:

master bedroom	3.540m max x 3.980m*	11'8" x 13'1"
en-suite	2.320m max x 2.350m*	7'8" x 7'9"
dressing	2.310m x 2.140m incl. w/robes	7'7" x 7'0"



Double glazed entrance door through to

HALLWAY with Karndean, stairs to the first floor. Central heating radiator. Under stairs cupboard.

CLOAKROOM with two piece suite comprising low flush W.C. and wash hand basin. Central heating radiator.

DINING KITCHEN with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighters. Gas hob, double oven and cooker hood. Fitted dishwasher. Double glazed window. One and half bowl single drainer sink unit with mixer tap. Tiled flooring and central heating boiler.





LOUNGE with Karndean flooring, double glazed windows and French doors onto the rear garden. Two Central heating radiator





Above Bedroom 3 Below Bedroom 4

FIRST FLOOR LANDING with Airing cupboard

BEDROOM 2 possibly the biggest second bedroom available locally at the minute with double glazed window overlooking the rear access to the family bathroom. Central heating radiator.

BEDROOM 3 with double glazed window overlooking the front Central heating radiator.

STUDY / BEDROOM 4 with double glazed window overlooking the front. Central heating radiator.

BATHROOM with suite comprising panelled bath with mixer tap and shower head, pedestal wash basin and low flush W.C. Central heating radiator. Recessed lighting.



Bedroom 2



Family bathroom





A very light and airy room with dressing room & en-suite facilities



SECOND FLOOR LANDING

MASTER BEDROOM with carpet flooring, double glazed window overlooking the open aspect to the front and a velux window to the rear. Central heating radiators. Built in double wardrobes. Airing cupboard.

EN SUITE SHOWER ROOM with corner shower, wall mounted wash basin and low flush W.C., Double glazed velux window. Complementary tiling. Central heating radiator.

DRESSING ROOM with built in wardrobe



The large en-suite shower room



OUTSIDE

To the front of the property is a neat planted area. To the rear of the garden is a driveway leading to the GARAGE. To the rear of the property is a most attractive and sunny garden which includes a patio and lawned area beyond with a purpose built patio area for al fresco dining during those balmy summer evenings!



Energy Performance Certificate



35, Nene Way, Bingham, NOTTINGHAM, NG13 8YF

Dwelling type: Mid-terrace house
 Date of assessment: 04 November 2013
 Date of certificate: 04 November 2013
 Reference number: 9712-3854-7391-9907-7531
 Type of assessment: SAP, new dwelling
 Total floor area: 121 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,743**

Over 3 years you could save: **£ 240**

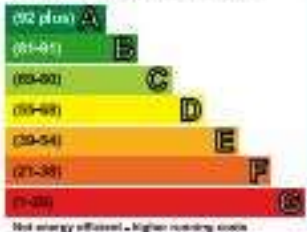
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 198 over 3 years	
Heating	£ 1,077 over 3 years	£ 1,098 over 3 years	
Hot Water	£ 327 over 3 years	£ 207 over 3 years	
Totals	£ 1,743	£ 1,503	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
60	80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

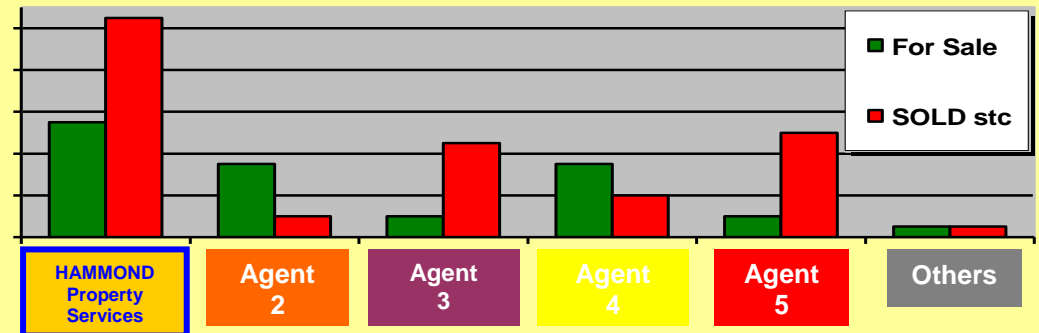
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£90	£ 123
2 Solar water heating	£4,000 - £6,000	£ 120
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 699

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 28th October 2013



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**

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