



Rex Gooding

1 Wharf Gardens, Bingham, NG13 8YE

Guide Price: £290,000

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Occupying a wonderful plot with green space to the front and side, this beautifully presented three bedroom townhouse enjoys an elevated position with pleasant far reaching views and benefits from a much larger than average landscaped walled rear garden, together with allocated parking to the rear.

The house is approached via a pretty walkway with cast iron railings, and the accommodation is beautifully appointed throughout. The ground floor comprises a good size sitting room, a well proportioned dining kitchen with French doors opening onto that fabulous rear garden, and a useful cloakroom WC. Upstairs, the principal bedroom is generous in size with fitted wardrobes and an en-suite shower room, and there are two further bedrooms served by the family bathroom.

The property will suit first time buyers and those looking to downsize from much larger houses locally, while young families will appreciate the abundance of open space for children to play and the excellent local schooling. The popular market square of Bingham is a pleasant walk away, and there are excellent transport links to Nottingham, Grantham, Newark and Leicester.

Accommodation & Amenities

- Beautifully presented three bedroom townhouse on a wonderful plot with green space to the front and side
- Much larger than average landscaped walled rear garden
- Elevated position with pleasant far reaching views to the front
- Dining kitchen with French doors onto the garden, plus a ground floor WC
- Generous principal bedroom with fitted wardrobes and en-suite shower room
- Allocated parking to the rear and a pleasant walk to Bingham's popular market square



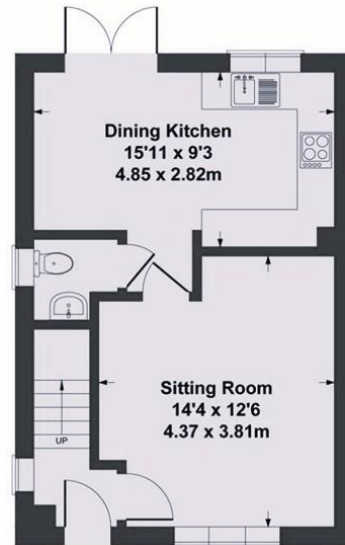




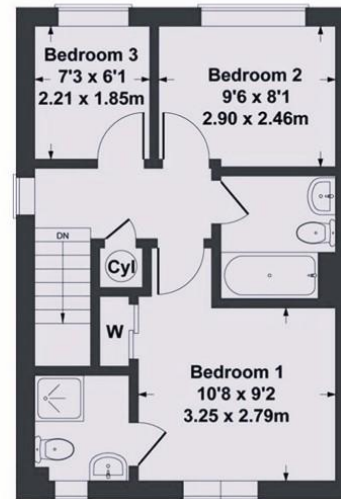




Approximate Gross Internal Area
764 sq ft - 71 sq m



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		