



Bowbridge Road, Newark

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OLIVER REILLY



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- ATTRACTIVE TERRACE HOME
- PRIME LOCATION! CLOSE TO TOWN CENTRE
- SUPERB CONTEMPORARY KITCHEN
- MULTI-FUNCTIONAL CELLAR ROOM
- CLOSE TO AMENITIES & TRANSPORT LINKS
- TWO DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- MODERN FOUR-PIECE BATHROOM
- DELIGHTFUL ENCLOSED LOW-MAINTENANCE GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'E'

SYMPATHETICALLY STUNNING...!

FALL IN LOVE with this beautiful bay-fronted terrace home. Conveniently positioned within comfortable walking distance to the Town Centre. Surrounded by a vast array of excellent local amenities and transport links.

Behind the attractive exterior this beautiful home oozes a sophisticated internal design with a wonderful range of retained period features. Cleverly combining to create A HOME OF THE HIGHEST QUALITY!

The property boasts a DECEPTIVELY SPACIOUS internal layout, spanning IN EXCESS of 1,000 square/ft. Comprising: Inviting entrance hall, a spacious bay-fronted lounge with a central feature fireplace and original open-fire, an equally generous dining room with French doors out to the garden and separate STYLISH CONTEMPORARY KITCHEN. Giving access down to a well-appointed, multi-purpose cellar space. Showcasing an opportunity for further living accommodation.

The first floor hosts a FABULOUS FOUR-PIECE BATHROOM and TWO DOUBLE BEDROOMS. Both with original decorative fireplace.

Externally, you can't fault the sizeable, well-maintained and delightfully low-maintenance rear garden. FULLY ENCLOSED for maximum privacy, with a useful attached external store. On-street parking is also available on a first come, first served basis.

Further benefits of this warm, welcoming and tardis-like terrace include uPVC double glazing throughout and gas fired central heating.

YOUR NEXT HOME AWAITS!... Internal viewings are HIGHLY ADVISED, in order to gain a full sense of appreciation for the IMPECCABLE presentation and expansive internal layout.



Guide Price £180,000



ENTRANCE HALL:

12'9 x 2'10 (3.89m x 0.86m)

An inviting reception hall. Accessed via an obscure panelled hardwood front door. Providing exposed wooden floorboards, a ceiling light fitting, feature archway, carpeted stairs with handrail rising to the first floor, alarm control panel, two single panel radiators and access into both reception rooms.

BAY-FRONTED LOUNGE:

14'7 x 11'10 (4.45m x 3.61m)

A generous reception room. Providing carpeted flooring, complementary high ceiling with central light fitting, original architrave, picture rails, a large single panel radiator, TV connectivity point, PIR alarm sensor and an eye-catching feature fireplace, with an original cast iron fire, inset tiled hearth and a decorative surround. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

DINING ROOM:

11'10 x 11'8 (3.61m x 3.56m)

A lovely well-proportioned reception room. Providing exposed wooden floorboards, complementary high ceiling with light fitting, picture, rails, an attractive cast-iron fire with a raised tiled hearth and oak mantle above. Single panel radiator, fitted storage cupboard with shelving above, PIR alarm sensor. uPVC double glazed French doors open out to the rear garden. Access into the modern kitchen.

CONTEMPORARY KITCHEN:

10'10 x 7'10 (3.30m x 2.39m)

A delightful modern space. Providing quarry tiled flooring. Hosting a complementary range of cream shaker-style wall and base units with laminate wood-effect roll-top work surfaces over and green wall tiled splash backs. Inset 1.5 bowl black sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over and stylish extractor hood above. Fitted larder storage cupboard. Under-counter plumbing/provision for a washing machine and fridge. Access to the 'VIESSMANN' gas combination boiler. Ceiling light fitting, stylish vertical column radiator, carbon monoxide alarm, uPVC double glazed window to the side elevation. An obscure composite side external door leads out to the rear garden. Internal access down to the cellar room.

MULTI-PURPOSE CELLAR:

14'10 x 11'7 (4.52m x 3.53m)

Accessed from a stairway in the kitchen, with central carpeted stairs and LED side lighting down to the cellar itself. The highly functional space provides ceramic tiled flooring, power, lighting, a double panel radiator, recessed ceiling spotlights and a fitted cupboard, to what was previously be a coal hatch. Access into a large walk-in store with ceiling light. The cellar provides the electric meter and electrical RCD consumer unit. Max measurements provided.

FIRST FLOOR LANDING:

11'10 x 2'10 (3.61m x 0.86m)

With carpeted flooring, an open-spindle balustrade and handrail, ceiling light fitting, access into the four-piece bathroom and both DOUBLE bedrooms.



Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'E' (49)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:
This property is conveniently located in a popular residential location, within close proximity and walking distance into the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well-known shops, public houses, boutiques, restaurants and attractions in the town with the marketplace overlooked by the attractive Georgian Town Hall. There is a fast-track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

MASTER BEDROOM: 15'3 x 11'10 (4.65m x 3.61m)
A copious DOUBLE bedroom, located at the front of the house with a complementary high ceiling, grey carpeted flooring, a large low-level double panel radiator, ceiling, light fitting, decorative cast-iron fireplace, fitted wardrobe with clothes hanging facilities and a loft hatch access point. uPVC double glazed window to the front elevation.

BEDROOM TWO: 11'10 x 9'2 (3.61m x 2.79m)
A spaces DOUBLE bedroom with cream carpeted flooring, complementary high ceiling with light fitting, single panel radiator, decorative cast-iron fireplace, uPVC double glazed window to the rear elevation.

FOUR-PIECE BATHROOM: 10'9 x 7'9 (3.28m x 2.36m)
OF STUNNING CONTEMPORARY DESIGN. Providing grey vinyl flooring. The complementary four-piece suite comprises: An oval panelled bath with chrome mixer tap. Low-level W.C with push-button flush, pedestal wash hand basin with chrome mixer tap and a large corner fitted shower cubicle with mains shower facility, rainfall effect shower-head and attractive floor to ceiling ceramic wall tiling. Ceiling light fitting, extractor fan, double panel radiator, chrome slimline heated towel rail, obscure uPVC double glazed window to the side elevation.

ATTACHED EXTERNAL STORE: 8'8 x 8'0 (2.64m x 2.44m)
Providing useful external storage. Max measurements provided.

Externally:
The front aspect is accessed via a low-level wrought-iron personal gate, opening onto a part tiled pathway with steps up to the entrance porch and front door. The front garden is of low maintenance and predominantly gravelled with a low-level walled front and left side boundary. There is a fenced right side boundary. The delightful and beautifully landscape rear garden is well-appointed and FULLY ENCLOSED. Providing an artificial lawn and extensive paved seating area with manageable gravelled borders. There is access into the attached external store, an outside tap and two security lights. There are fully fenced side and rear boundaries. A right sided timber gate opens onto a shared passageway leading to the front of the property. PLEASE NOTE: There is NO SHARED ACCESS over the properties boundary.

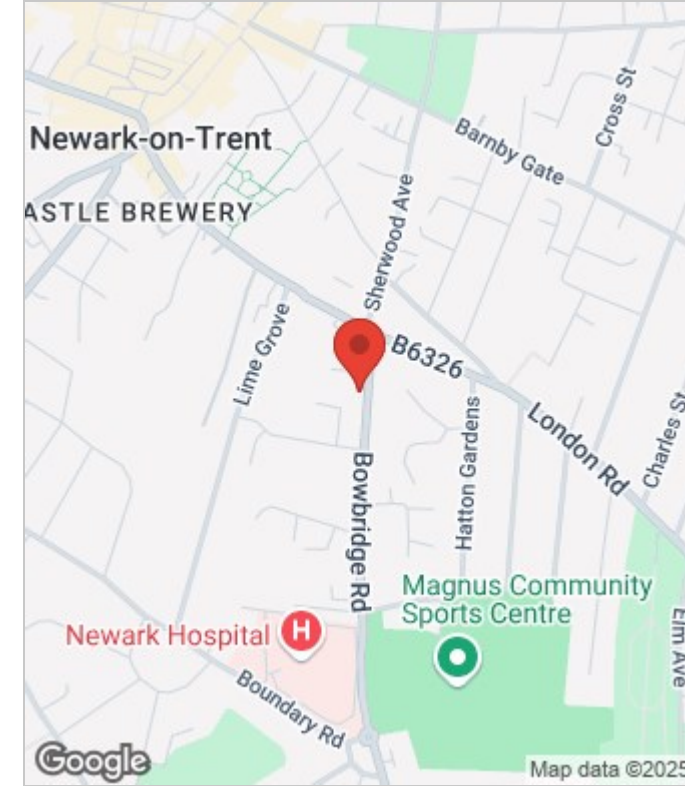
Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 'VIESSMANN' combination boiler and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 1,075 Square Ft.
Measurements are approximate and for guidance only. This does not include the attached external store.

Tenure: Freehold.
Sold with vacant possession on completion.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 