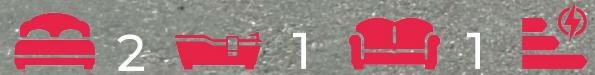




Bowbridge Road, Newark



OLIVER REILLY




Bowbridge Road, Newark

Guide Price £200,000 - £210,000

- WELL-MAINTAINED DETACHED BUNGALOW
- CONVENIENT CENTRAL LOCATION
- STYLISH MODERN SHOWER ROOM
- EXTENSIVE GATED DRIVEWAY
- SCOPE TO COSMETICALLY MAKE YOUR OWN!
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE & DINING KITCHEN
- ATTACHED GARAGE & TWO OUTBUILDINGS
- WELL-APPOINTED PRIVATE GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £200,000-£210,000. A PERFECT PLACE TO CALL HOME!...

It's time to SETTLE DOWN!... Inside this charming, well-maintained and deceptively spacious detached bungalow. Occupying a central and convenient position, close to a full range of excellent local amenities, transport links and set on a regular bus route.

This handsome, homely residence promotes itself as a PERFECT BLANK CANVAS. Crying out for a new lease of life, with cosmetic enhancement required, whilst retaining strong bones and originality! The well-appointed and free-flowing layout comprises: Entrance hall, a generous living room, equally spacious dining kitchen, TWO DOUBLE BEDROOMS and a SUPERBLY STYLISH SHOWER ROOM.

Externally, the bungalow commands a magnificent plot. Boasting AMPLE OFF-STREET PARKING to the front aspect, via an extensive multi-vehicle gated driveway. Giving access into an ATTACHED SINGLE GARAGE. Equipped with power and lighting. There are two further attached outbuildings, both ensuring useful storage options.

The lovely rear garden promotes a wonderful external retreat. Full of colour and maturity. Also promising a great opportunity for you to landscape to your hearts content.

Additional benefits of this warm and welcoming home include uPVC double glazing and gas fired central heating, via a modern combination boiler.

CONVENIENCE RIGHT ON YOUR DOORSTEP!... With SPACE WHERE IT MATTERS!!! Internal viewings are ESSENTIAL! Marketed with **NO ONWARD CHAIN!!!**.



ENTRANCE HALL: 11'4 x 6'10 (3.45m x 2.08m)

LARGE LIVING ROOM: 13'10 x 12'9 (4.22m x 3.89m)

SPACIOUS DINING KITCHEN: 12'6 x 10'4 (3.81m x 3.15m)

MASTER BEDROOM: 14'3 x 11'10 (4.34m x 3.61m)

BEDROOM TWO: 11'3 x 9'9 (3.43m x 2.97m)

STYLISH MODERN SHOWER ROOM: 9'6 x 6'5 (2.90m x 1.96m)

ATTACHED SINGLE GARAGE: 16'7 x 9'6 (5.05m x 2.90m)

Of brick built construction with a flat felt roof. Accessed via an up/over garage door. Equipped with power and lighting via a ceiling strip-light. Access to the electricity meter and RCD consumer unit. Large window to the right side elevation. A wooden rear personal door gives access to the two outbuildings and out to the garden.

ATTACHED OUTBUILDING 1: 6'2 x 3'9 (1.88m x 1.14m)

Of brick built construction. Accessed via a wooden personal door. Equipped with power and lighting.

ATTACHED OUTBUILDING 2: 6'2 x 3'7 (1.88m x 1.09m)

Of brick built construction. Accessed via a wooden personal door. Providing useful external storage and a wooden window to the side elevation.

EXTERNALLY:

The property enjoys a convenient central position, close to Newark Town Centre, Balderton and a wide range of amenities. The bungalow occupies an enviable plot. The front aspect provides dropped kerb vehicular access onto a double wrought-iron gated entrance, onto an EXTENSIVE BLOCK PAVED DRIVEWAY. Allowing ample off-street parking for a range of vehicles. Leading to an attached single garage. An additional low-level wrought-iron personal gate leads to the entrance door. There are partial planted borders. Hosting a range of mature bushes and shrubs. Fenced side boundaries and low-level walled front boundary. The left side aspect provides continuation of the block paving, down to a wrought-iron personal gate, opening into the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn, hosting a vast array of established plants, bushes and shrubs. A sweeping concrete pathway follows down to the bottom of the garden, to substantial paved hard-standing. Open access to the attached outbuildings and into the garage. There is an outside tap, fully fenced side and rear boundaries.

**Approximate Size: 920 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached garage and outbuildings.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'**EPC: Energy Performance Rating: 'tbc'- On Order**

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 potential 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.

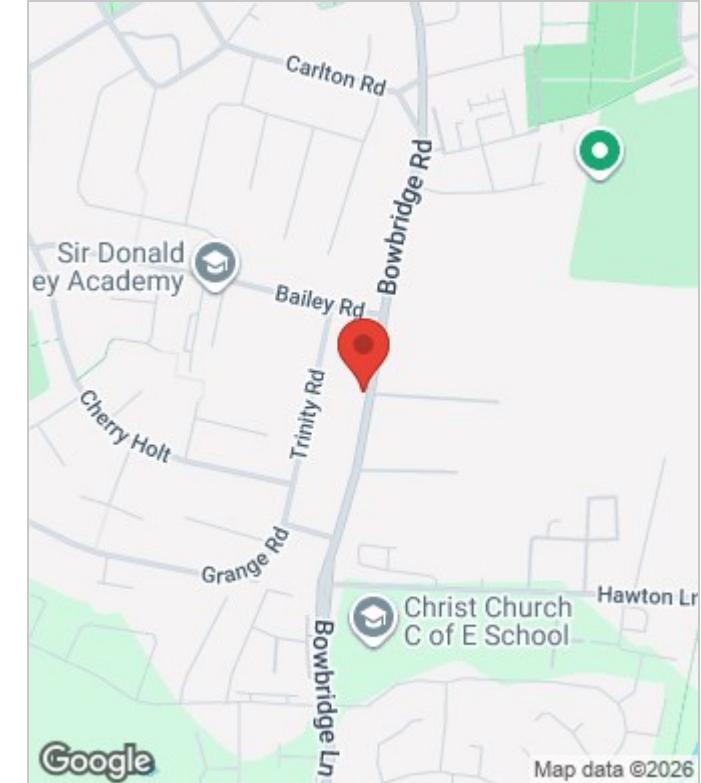
**Money Laundering Regulations:**

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.





Energy Efficiency Rating

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

