



Bowbridge Road, Newark

3 1 2 E

OLIVER REILLY



# Bowbridge Road, Newark

- SPACIOUS SEMI-DETACHED HOME
- CLOSE TO TOWN CENTRE & AMENITIES
- FIRST FLOOR BATHROOM & SEPARATE W.C
- DETACHED DOUBLE GARAGE & GATED DRIVEWAY TO REAR
- uPVC Double Glazing & Gas CH Via Modern Boiler
- THREE EXCELLENT SIZED BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS CORNER PLOT POSITION
- SCOPE TO IMPROVE & MAKE YOUR OWN!
- NO CHAIN! Tenure: Freehold. EPC 'E'

Guide Price: £170,000 - £180,000. STEP ONTO THE LADDER!.. Combining a CRACKING CORNER PLOT with CENTRAL CONVENIENCE! This striking semi-detached home is a PERFECT BLANK CANVAS. Leaving much for your imagination, to inject your own personality inside and out.

Not only is the property a short distance from the hustle and bustle of the Town Centre, it offers a generous and adaptable layout, comprising: Entrance hall, a sizeable BAY-FRONTED LOUNGE, a large dining room, fitted kitchen and a walk-in pantry.

The first floor hosts THREE EXCELLENT SIZED BEDROOMS, two of which provides fitted wardrobes, a family bathroom and a separate W.C.

Externally, you'll be impressed by the surrounding space and scope, associated with the corner plot position. Posing great potential for a substantial extension. Subject to relevant planning approvals. The well-appointed rear garden is equally ready for you bring back to life. FULL OF OPTIONS & OPPORTUNITIES! There are varies seating areas, a DETACHED DOUBLE GARAGE and a secure gated driveway to the rear, accessed via Thoresby Avenue.

Additional benefits of this SPACIOUS SCOPE-FILLED SEMI include uPVC double glazing, cavity wall insulation and gas fired central heating, via a modern combination boiler.

LOOK NO FURTHER!... This exciting blank canvas is BRIMMING WITH POTENTIAL! Marketed with \*\*NO ONWARD CHAIN!\*\*



## Guide Price £170,000 - £180,000



<b>ENTRANCE HALL:</b>	7'9 x 5'1 (2.36m x 1.55m)
<b>BAY-FRONTED LOUNGE</b> Max measurements provided into bay-window.	11'4 x 10'9 (3.45m x 3.28m)
<b>LARGE DINING ROOM:</b> Max measurements provided up to fitted cupboards.	13'4 x 10'9 (4.06m x 3.28m)
<b>KITCHEN:</b>	10'10 x 7'10 (3.30m x 2.39m)
<b>PANTRY:</b>	8'0 x 2'8 (2.44m x 0.81m)
<b>FIRST FLOOR LANDING:</b>	14'5 x 2'8 (4.39m x 0.81m)
<b>MASTER BEDROOM:</b> Max measurements provided.	14'4 x 10'10 (4.37m x 3.30m)
<b>BEDROOM TWO:</b>	10'10 x 9'10 (3.30m x 3.00m)
<b>BEDROOM THREE:</b>	7'10 x 7'10 (2.39m x 2.39m)
<b>FIRST FLOOR BATHROOM:</b>	7'10 x 5'1 (2.39m x 1.55m)
<b>SEPARATE W.C:</b>	7'10 x 2'7 (2.39m x 0.79m)
<b>DETACHED DOUBLE GARAGE:</b> Of concrete sectional construction. Accessed via a manual up/ over garage door. Equipped with power and lighting. Wooden window to the left side elevation and a metal personal door, giving access out to the garden.	15'8 x 15'8 (4.78m x 4.78m)



#### **EXTERNALLY:**

This property is conveniently situated, close to amenities, main roads and Newark Town Centre. Occupying an enviable corner plot. The front aspect provides a wooden personal gate, opening onto a paved pathway, to the front entrance door. The established front garden is laid to lawn. Hosting planted borders, with a range of established plants bushes and shrubs. A concrete pathway to the right side elevation opens into the WELL-APPOINTED REAR GARDEN. Showcasing a true blank canvas. Partially laid to lawn, with a range of established bushes and trees. There are two raised decked seating areas and a block paved patio. Directly accessed from the uPVC double glazed external door in the kitchen. Access into the detached double garage, with concrete driveway in front and secure metal framed, wooden double gates. Accessed via Thoresby Avenue. There is an outside tap, external security light, part fenced and walled left side boundaries. Fully fenced right side and rear boundaries.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 865 Square Ft.**

Measurements are approximate and for guidance only.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'A'**

#### **EPC: Energy Performance Rating: 'E'**

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.

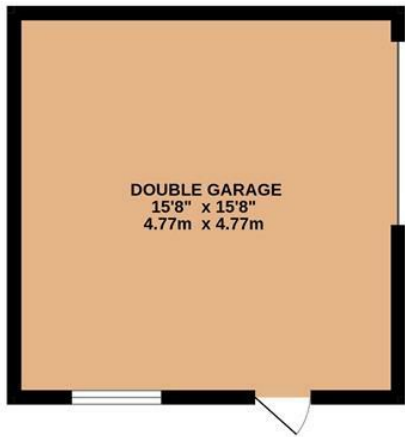
#### **Draft Details-Awaiting Approval:**

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.

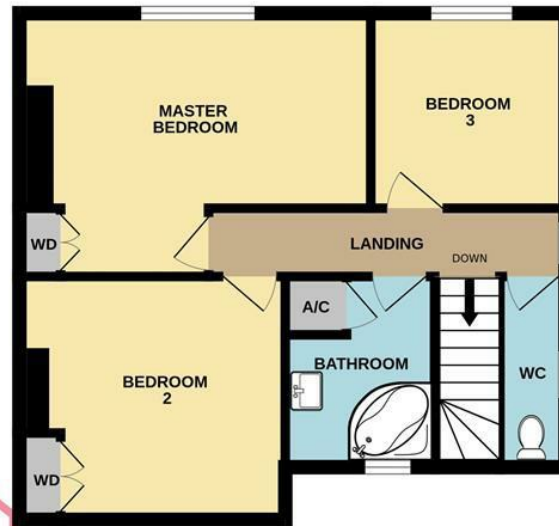




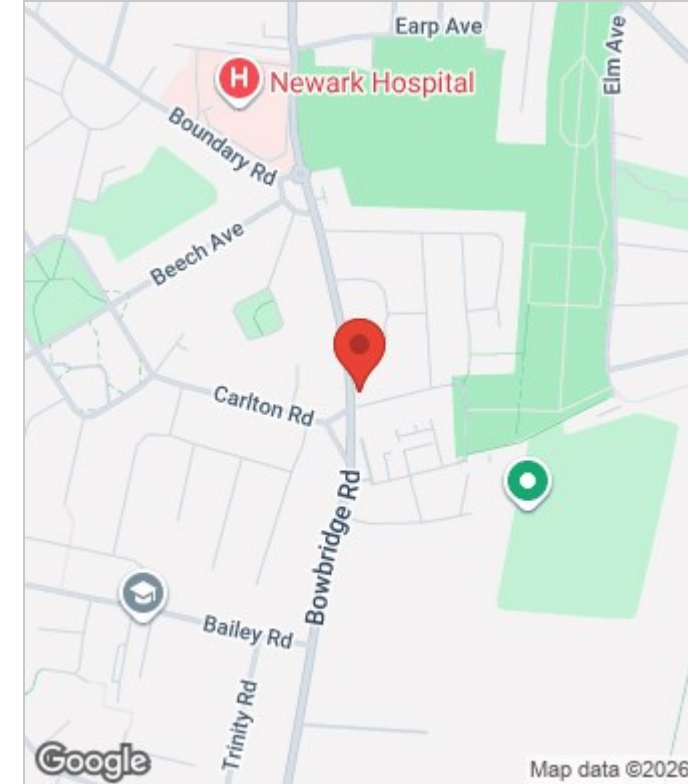
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	