



Bowbridge Road, Newark

 3  1  2  E

 OLIVER REILLY



# Bowbridge Road, Newark

Asking Price: £220,000

- LOVELY EXTENDED SEMI-DETACHED HOME
- CLOSE TO TOWN CENTRE & AMENITIES
- SUPERB MODERN KITCHEN
- LOVELY & WELL-MAINTAINED REAR GARDEN
- GENEROUS & ADAPTABLE LAYOUT!
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GF W.C & FIRST FLOOR BATHROOM WITH W.C
- MULTI-VEHCILE DRIVEWAY
- EXCELLETN CONDITION! Tenure: Freehold. EPC 'E'

## EXTENDED EXCELLENCE...!!!

STEP INSIDE... and gain a full sense of appreciation for this SPACIOUS SEMI-DETACHED HOME! Captivated by a CRACKING CENTRAL POSITION that's close to Newark Town Centre and a vast array of on-hand amenities.

We promise there's MUCH MORE THAN MEEETS THE EYE!... Having been thoughtfully extended to create an abundance of ADAPTABLE LIVING SPACE. Perfect for every-day family life. This highly regarded home is presented in excellent condition and simply MUST BE VIEWED... in order to be fully appreciated.

The expansive internal layout comprises: Entrance hall, a sizeable bay-fronted sitting room, a large living room with French doors out to a block paved seating area. A separate dining room, ground floor W.C and a FABULOUS CONTEMPORARY KITCHEN!.. Enhanced by a wide range of INTERGATED MODERN Appliances.

The first floor hosts an attractive W.C with a separate two-piece family bathroom and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom is enhanced by EXTENSIVE FITTED WARDROBES.

Externally, the front aspect is greeted with a MULTI-VEHICLE DRIVEWAY. Boasting side-by-side off-street parking.

The rear aspect promotes a LOVELY LANDSCAPED GARDEN. Promising a delightful external escape, with a lovely block paved seating area, retaining a high-level of privacy.

Additional benefits of this SUPERBLY SIZED SEMI include uPVC double glazing and gas central heating.



<b>ENTRANCE HALL:</b>	7'10 x 5'8 (2.39m x 1.73m)
<b>BAY-FRONTED SITTING ROOM:</b> Max measurements provided.	11'5 x 11'1 (3.48m x 3.38m)
<b>LIVING ROOM:</b> Max measurements provided.	14'4 x 10'9 (4.37m x 3.28m)
<b>DINING ROOM:</b>	10'10 x 8'10 (3.30m x 2.69m)
<b>GROUND FLOOR W.C:</b>	7'9 x 2'6 (2.36m x 0.76m)
<b>SUPERB MODERN KITCHEN:</b>	12'1 x 11'1 (3.68m x 3.38m)
<b>FIRST FLOOR LANDING:</b> With loft hatch access point. Providing a pull-down ladder, power, lighting and carpeted flooring. Boasting great scope and ideal storage space.	14'5 x 2'7 (4.39m x 0.79m)
<b>MASTER BEDROOM:</b>	11'8 x 10'10 (3.56m x 3.30m)
<b>BEDROOM TWO:</b>	10'10 x 10'1 (3.30m x 3.07m)
<b>BEDROOM THREE:</b>	7'10 x 7'10 (2.39m x 2.39m)
<b>FAMILY BATHROOM:</b>	7'9 x 5'1 (2.36m x 1.55m)
<b>FIRST FLOOR W.C:</b>	7'10 x 2'7 (2.39m x 0.79m)

## EXTERNALLY:

This property is conveniently situated near to the Town Centre and remains in ease of access to a wide range of excellent on-hand amenities. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHICLE CONCRETE DRIVEWAY. Ensuring side-by-side off-street parking. The front garden is predominantly gravelled with a mature tree, fenced side and front boundaries. Access to the front entrance door and concealed gas/electricity meters. The right side aspect has a concrete pathway down to a secure timber personal gate, opening through to a LOVELY LANDSCAPED REAR GARDEN. Predominantly laid to lawn, hosting an array of complementary planted borders, partial raised plant/vegetable beds and a decorative paved/gravelled potting area. There is hardstanding/ provision for a garden shed. An outside tap, external security light and a delightful block paved seating area. Accessed via the uPVC double glazed French doors in the living room. The garden retains a high-level of privacy with fully fenced side and rear boundaries.





**Approximate Size: 995 Square Ft.**

Measurements are approximate and for guidance only.

**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.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'E' (53)**

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 an 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.

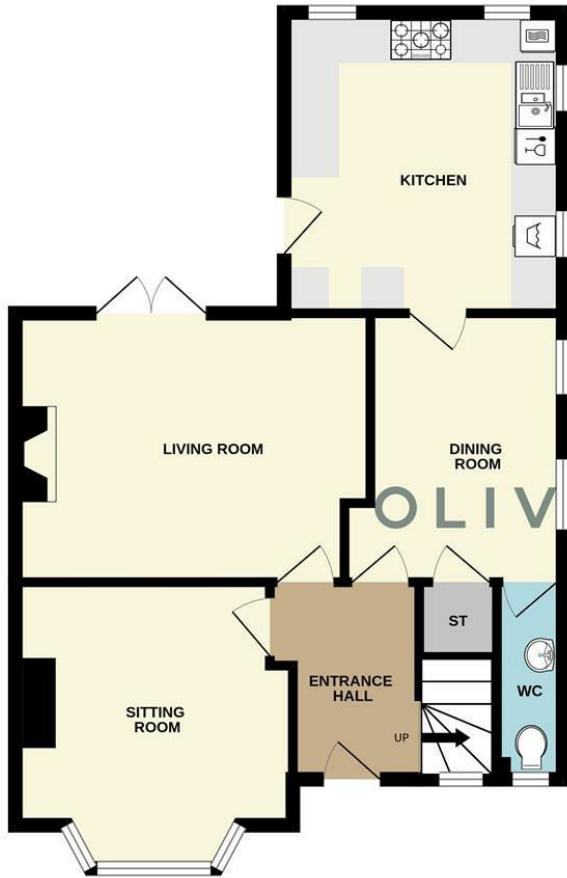
**Draft Details-Awaiting Approval:**

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.





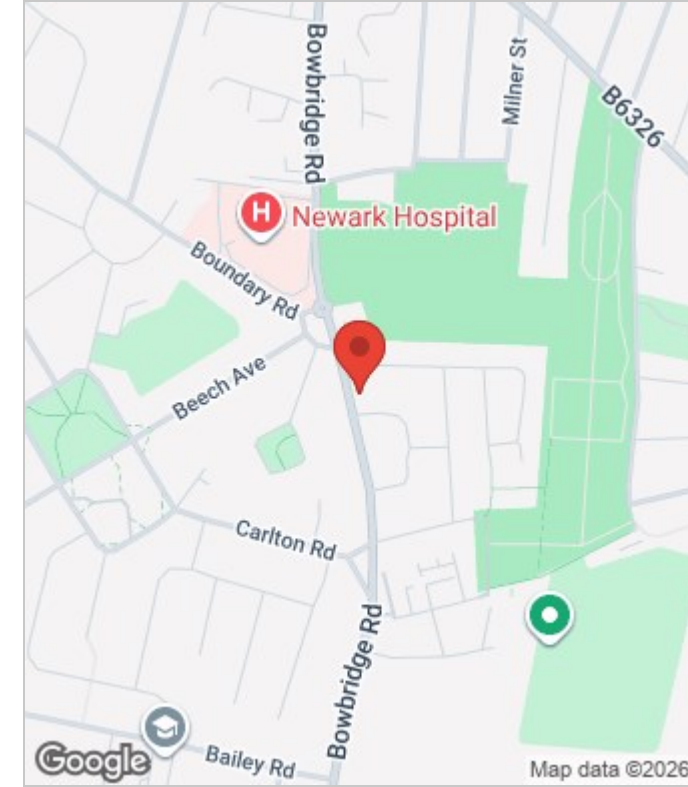
GROUND FLOOR



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>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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	