

## **Bowbridge Road, Newark NG24 4BZ**



A traditional bay fronted Victorian terraced home situated a short distance from Newark town centre, and retaining a number of character features including lofty ceilings and deep skirtings. The property has two reception rooms, a fitted kitchen, two double bedrooms and a large first floor bathroom. A further feature of this home is the delightful rear garden. The property is double glazed and has gas central heating. Early viewing is strongly recommended.

**£160,000**













### Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Waitrose, Asda, Aldi and Marks & Spencer Food. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

### Accommodation

Upon entering the front door, this leads into:

#### Reception Hallway

The reception hallway has the staircase rising to the first floor, and doors providing access to the lounge and the dining room. The hallway has a feature archway, a ceiling light point and a radiator.

#### Lounge 11' 11" x 11' 11" (3.63m x 3.63m) (excluding bay window)

This delightful reception room has a bay window to the front elevation with bespoke fitted blinds. The focal point of the lounge is the feature brick fireplace with gas fire sat on a tiled hearth. The room also has cornice to the ceiling, picture rail, ceiling rose and light, and a radiator.

**Dining Room** 11' 11" x 11' 11" (3.63m x 3.63m)

This second reception room is also of a good size and well proportioned, has French doors leading out to the garden, a door into the kitchen and a further door that provides access down to the cellar. The dining room has a fireplace with gas point connected, cornice to the ceiling, a ceiling light point and a radiator.

**Kitchen** 10' 9" x 7' 8" (3.27m x 2.34m)

The kitchen has a window to the side elevation and a half glazed door leading out into the garden. The kitchen is fitted with an excellent range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven, ceramic hob and dishwasher. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The kitchen is complemented with a ceramic tiled floor, and also has a ceiling light point.

**Cellar** 11' 11" x 11' 11" (3.63m x 3.63m)

From the dining room a door opens to provide access to the staircase leading down into the cellar. The cellar has lighting.

**First Floor Landing**

The staircase rises from the entrance hallway to the first floor landing which has doors into both double bedrooms and the bathroom. The landing has wall light points.

**Bedroom One** 15' 5" x 11' 11" (4.70m x 3.63m)

A fabulous sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. Accessed from the bedroom and sited above the staircase is a useful storage cupboard, from here access to the roof space is obtained.

**Bedroom Two** 11' 11" x 8' 11" (3.63m x 2.72m)

A further double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

**Bathroom** 10' 10" x 7' 10" (3.30m x 2.39m) (at widest points)

This large and well appointed bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has part ceramic wall tiling, a ceiling light point and a radiator. The airing cupboard is located here.

**Outside**

To the front of the property is a small hard landscaped garden, adjacent to which is the footpath leading to the front door.

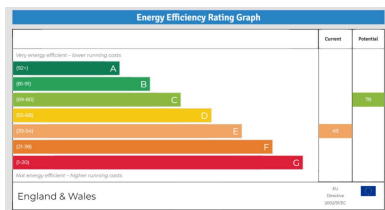
**Rear Garden**

The rear garden is a further feature of this home and is beautifully landscaped. The garden is tiered in design and comprises a small shaped lawn edged with borders containing a variety of mature shrubs, plants and flowers. Accessed from the garden are two useful outbuildings, the larger of which is equipped with power. There is gated access at the foot of the garden leading back to Bowbridge Road.

**Council Tax**

The property is in Band A.





**VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

**THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

**Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

**Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted.

**Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007034 26 July 2024



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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