



42 Bowbridge Road, Newark, NG24 4BZ

£155,000

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 **RICHARD
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A SUPERBLY RENOVATED, traditional 2 bedroom terraced home, situated in this popular residential area, conveniently located for walking to the town centre and nearby amenities. The property combines the benefits of refurbished and modernised accommodation, with the spacious rooms and practical layout associated with traditional terraced house design. The rear garden is low maintenance and private, with no access required for neighbouring properties.

The ground floor comprises two reception rooms, a newly fitted kitchen and an attached utility/washroom. To the first floor there are two double bedrooms and a newly fitted family bathroom.

The comprehensive refurbishment scheme includes a new kitchen, bathroom, central heating system and boiler, partial rewiring to include flush-fit LED ceilings lights, interior replastering and redecoration including new flooring and internal doors and joinery.

Newark is a charming, historic market town situated conveniently within commuting distance of Nottingham and Lincoln. Fast trains are available from Newark Northgate railway station connecting to London King's Cross with journey times of approximately 1 hour 15 minutes. The delightful town centre has the Georgian Market Square which holds regular markets and offers a variety of chain stores, independent shops, boutiques, cafes, bars and restaurants. There are Asda, Morrisons, Waitrose and Aldi supermarkets, additionally there is a recently opened Marks & Spencer food hall.

Newark's historic castle sits on the banks of the River Trent and there are miles of riverside trails. Newark has primary and secondary schooling of good repute and a general hospital. There are nearby access points to the A1 and A46 dual carriageways.

The property is constructed of brick elevations under an interlocking tiled roof covering and the accommodation is more fully described as follows:

GROUND FLOOR

UPVC double glazed entrance door gives access to:

LOUNGE

10'11 x 10'5 (3.33m x 3.18m)



With laminate flooring, UPVC double glazed window to the front elevation, radiator, fireplace chimney recess with decorative surround and built in cupboard.

DINING ROOM

11'11 x 10'0 (3.63m x 3.05m)



With laminate flooring, UPVC double glazed window to the rear elevation, radiator and understairs storage cupboard.

KITCHEN

9'10 x 5'8 (3.00m x 1.73m)



New fitted kitchen with contemporary matt finished base units and drawers, worktop with tiled splashback and matching wall units. Composite sink and drainer, electric oven and hob with matt black extractor hood over and space for a fridge. With laminate flooring, UPVC double glazed window to the side elevation and UPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING

With fitted carpet, radiator and loft access hatch.

BEDROOM ONE

12'2 x 10'10 (3.71m x 3.30m)



With fitted carpet, built in wardrobe and UPVC double glazed window to the front elevation.

BATHROOM

9'5 x 5'8 (2.87m x 1.73m)



With laminate flooring, chrome towel radiator and obscure UPVC double glazed window to the rear elevation. The modern, stylish bathroom suite comprises of: low suite WC, sink vanity unit with tiled splashback and panelled bath with shower over, glazed screen and tiled surround.

BEDROOM TWO

11'11 x 9'3 (3.63m x 2.82m)



With fitted carpet, radiator and UPVC double glazed window to the rear elevation.

OUTSIDE



The frontage is gravelled, with a quarry tiled path, walled front boundary and iron entrance gate.

The rear garden is low maintenance and laid to lawn with walled and fenced boundaries and a paved path to the side access passage. The garden is private and enclosed, with no access to neighbouring properties.

WASH ROOM & GARDEN STORE

Attached to the kitchen, with external access, this space is usefully split into two with one half housing a washing machine and a separate door providing access to a storage area for garden equipment.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.

Ground Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 68.6 sq. metres (738.9 sq. feet)

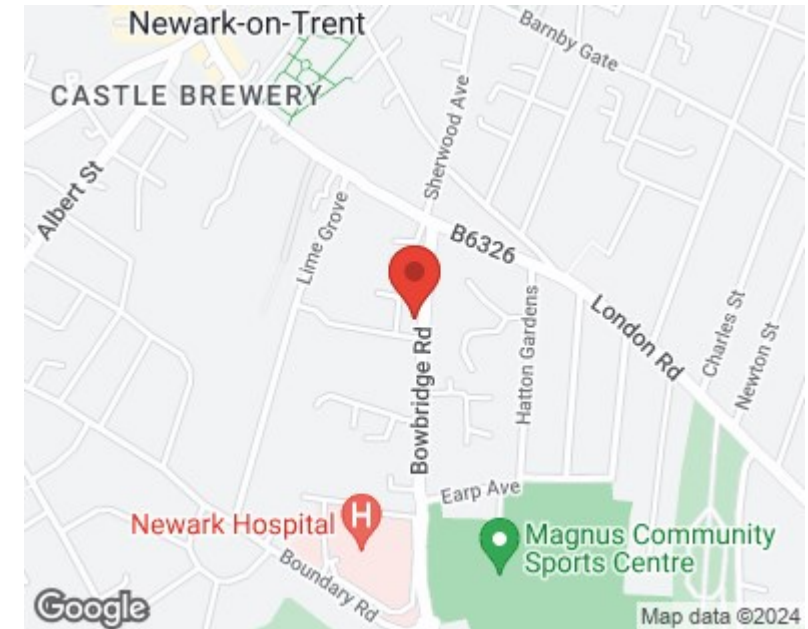
First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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