



**Bowbridge Gardens, Bottesford**  
Nottingham, Nottinghamshire, NG13 0AZ



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£249,950**

Offered to the market is this detached, two / three bedroom, dormer styled home. Located within the popular Village of Bottesford with a good array of local amenities. In need of some modernisation and situated on a good sized plot with accommodation comprising: Entrance hall, living / dining room, ground floor shower room, kitchen, conservatory, ground floor bedroom / dining room, two bedrooms and W.C. to the first floor, good sized private rear garden and off street parking to the front with carport. EPC Rating - TBC. Freehold. Council Tax Band -C. No Upward Chain.



### Entrance

UPVC double glazed door into Entrance Hall.

### Entrance Hall

A light and bright welcoming reception with returning staircase leading to the first floor, vaulted ceilings, uPVC double glazed window and white panel doors to the Ground Floor Shower Room, Living Dining Room and Ground Floor Bedroom / Second Reception Room.

### Ground Floor Shower Room

**9'8" x 5'10" (2.96 x 1.78)**

Fitted with a three piece suit comprising: Shower cubicle with chrome shower, W.C. and wash basin set into a vanity storage unit, two uPVC double glazed windows, tiling to walls and floor and vertical heated towel rail.

### Living / Dining Room

**10'9" max x 20'1" max (3.29 max x 6.13 max)**

Large uPVC double glazed window to the front elevation, uPVC double glazed high level window to the side elevation, television point and white panel door to the Kitchen.

### Kitchen

**12'7" max x 8'2" max (3.85 max x 2.50 max)**

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space for fridge freezer, four ring gas hob with extractor fan over, built-in electric fan assisted oven and grill and built-in microwavable oven, tile effect flooring, door to good sized pantry cupboard housing the gas central heating boiler, uPVC double glazed window and door to the Conservatory and white panel door to the Ground Floor Bedroom / Second Reception Room.

### Ground Floor Bedroom / Second Reception Room.

**8'8" x 12'0" (2.66 x 3.67)**

UPVC double glazed window to the Conservatory and uPVC double glazed high level window to the side elevation.

### Conservatory

**18'2" x 7'5" (5.55 x 2.28)**

UPVC double glazed windows and French doors leading to the Rear Garden, solid roof, tiled flooring and space and plumbing for washing machine.

### Landing

White panel doors to the first floor Bedrooms, W.C. and storage cupboard.

### W.C.

Fitted with a two piece suite comprising W.C. and wash basin.

### Bedroom Two

**10'8" max x 14'1" max (3.26 max x 4.30 max )**

UPVC double glazed window to the front elevation, built-in wardrobes and built-in storage.

### Bedroom One

**12'9" max x 12'6" max (3.90 max x 3.82 max)**

UPVC double glazed window to the rear elevation, built-in wardrobes and furniture.

### Rear Garden

The property enjoys a private and good sized Rear Garden with mature planting, lawn area, pond and pedestrian access to the front.

### Outside to the Front

There is a mature planted garden with driveway providing off street parking for several vehicles and leads up to the Carport.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note



Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



