

Bowbridge Gardens, Bottesford Nottingham, Nottinghamshire, NG13 0AZ



Bowbridge Gardens, Bottesford Nottingham, Nottinghamshire, NG13 0AZ £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 tot he 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.

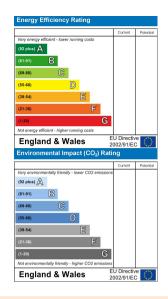
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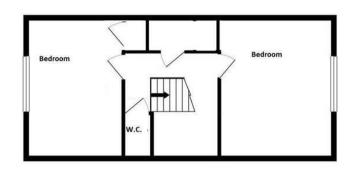


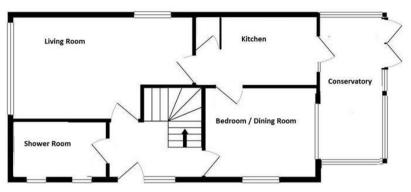














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