



Bowbridge Road, Newark



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Guide Price £180,000 to £190,000

- Established Detached Bungalow
- Two Double Bedrooms
- Bay Fronted Lounge
- Breakfast Kitchen & Bathroom
- Potential For Off Street Parking
- Generous Gardens
- NO CHAIN
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: D



NO CHAIN. Situated in a relatively central residential location, providing ease of access into Newark Town Centre, lies this established detached bungalow, benefiting from a deceptively generous garden offering huge scope to add value and to extend if desired. Requiring a degree of modernisation, the bungalow's accommodation comprises: entrance hallway, bay fronted and dual aspect lounge, breakfast kitchen, lean to, two double bedrooms and a family bathroom. Externally, there is a decent sized frontage with great potential to create off street parking as there is already a dropped curb and double gates, whilst the west facing rear garden is private and offers huge scope. The property also benefits from gas central heating and majority UPVC double glazing.

ACCOMODATION - Rooms and Measurements

Entrance Hallway

Lounge

4.80m x 3.66m (15'9 x 12'0)



Breakfast Kitchen
3.66m x 2.62m (12'0 x 8'7)

Lean To
3.53m x 1.75m (11'7 x 5'9)

Bedroom One
4.24m x 3.18m (13'11 x 10'5)

Bedroom Two
3.15m x 3.15m (10'4 x 10'4)

Family Bathroom
2.41m x 1.68m (7'11 x 5'6)

Services

Mains gas, electricity, water and drainage are connected.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.



Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc. The report is located under the 'virtual tours' tab on the web portals.

Agents Note - Sales Particulars

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, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Anti - Money Laundering Regulations

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

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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