



Bowbridge Road, Newark

Guide Price £180,000 to £190,000



Bowbridge Road

Newark

Benefiting from a superb corner plot position on the outskirts of Newark town centre, this attractive semi-detached home boasts spacious accommodation and a generous wrap around garden, making this a wonderful family home. Falling within walking distance of the town itself, this home also has access to a range of local amenities on its doorstep.

The property's well-presented accommodation comprises to the ground floor: entrance hallway, W/C, bay fronted lounge, and an open plan dining kitchen space that stretches across the rear of the property, with a useful pantry cupboard, French doors to the rear garden and appliances in the kitchen to include a four-ring gas hob and electric oven. To the first floor, there is a bathroom suite, with separate W/C, and three well-proportioned bedrooms, with the main bedroom having two sets of fitted wardrobes.

Outside, this home is approached with a driveway to the front which provides potential off road parking (speak to agent for more details). The gardens are enclosed and secure and wrap around to the side and rear. The gardens are predominantly laid to lawn with a paved seating area and a useful detached outbuilding that has power and light connected. Other features of this home include gas central heating and UPVC double glazing.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hallway

7' 10" x 5' 0" (2.39m x 1.52m)

Ground Floor WC

4' 1" x 2' 7" (1.25m x 0.79m)

Bay Fronted Lounge

11' 4" x 10' 11" (3.45m x 3.33m)
maximum measurements

Dining Room

14' 2" x 10' 11" (4.32m x 3.33m)

Kitchen

11' 0" x 7' 11" (3.35m x 2.41m)

Bedroom One

13' 2" x 10' 10" (4.01m x 3.30m)
maximum measurements

Bedroom Two

10' 11" x 10' 0" (3.33m x 3.05m)

Bedroom Three

7' 11" x 7' 11" (2.41m x 2.41m)

Bathroom

7' 11" x 5' 0" (2.41m x 1.52m)

Separate WC

7' 10" x 2' 8" (2.39m x 0.81m)



Agent's Note - Parking

The property has potential for off street parking. Please contact the office for further information.

Services

Mains gas, electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 902 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's 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 are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

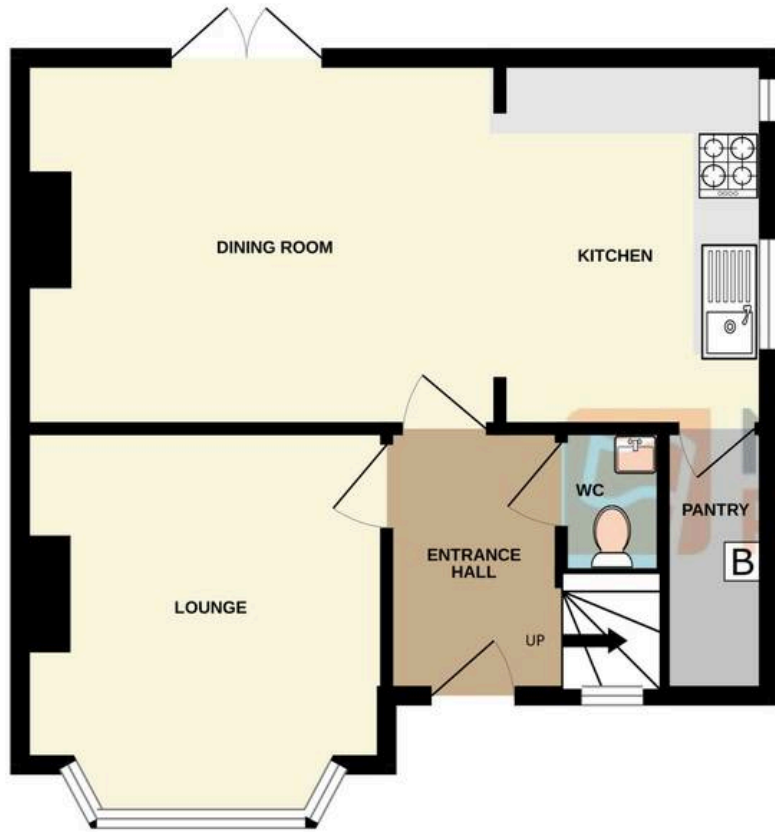
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 £350 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 choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR



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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