



Bowbridge Road, Newark  
Asking Price £150,000



## Bowbridge Road

Newark

**\*MARKETED WITH NO CHAIN\*** Conveniently positioned for ease of access into Newark town centre, this mid terraced home boasts deceptively spacious accommodation and would make a superb first time home, or a buyer looking for low maintenance living. The property represents a brilliant blank canvas with scope for a buyer to truly make this home their own.

The property is set back off the pavement with accommodation comprising: spacious lounge, open plan dining kitchen with sliding doors to the rear garden, electric hob and electric oven, two bedrooms and bathroom to the first floor and stairs rising to the top floor which provides a bedroom/attic room.

Outside, the property has a low maintenance rear garden with an initial artificial turfed area with fencing and gate opening through to an additional artificial turfed area with paved entertaining area found at the bottom of the garden. Other features include gas central heating and UPVC double glazing.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: tbc





#### Lounge

12' 0" x 12' 0" (3.66m x 3.66m)  
maximum measurements

#### Dining Kitchen

18' 6" x 11' 11" (5.64m x 3.63m)  
maximum measurements

#### Bedroom One

12' 0" x 11' 11" (3.66m x 3.63m)

#### Bedroom Two

7' 9" x 7' 3" (2.36m x 2.21m)  
maximum measurements

#### Bathroom

11' 5" x 6' 5" (3.48m x 1.96m)  
maximum measurements

#### Bedroom Three/Attic Room

20' 6" x 15' 1" (6.25m x 4.60m)  
maximum measurements



#### Agent's Note - Access

There is a communal passageway and a neighbouring property has access across the rear garden.

## Services

Mains gas, electricity, water and drainage are connected.

## Square Footage

The square footage for this property is approximately 992 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.





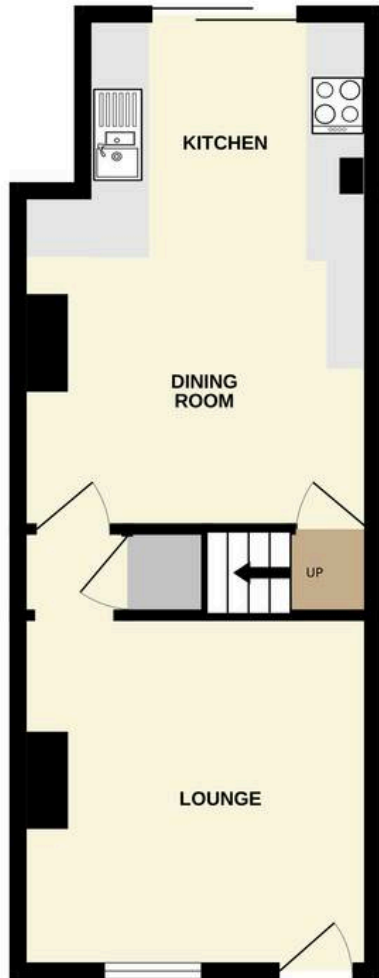
### **Anti-Money Laundering Regulations**

Intending purchasers will be asked to confirm their identity at the offer stage and we 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.

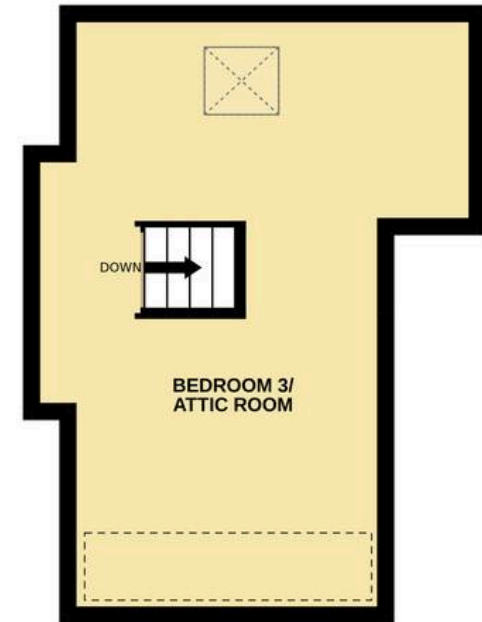
GROUND FLOOR



1ST FLOOR



2ND 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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## Newton Fallowell

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 **NEWTON FALLOWELL**