



74 Bowbridge Road, Newark,
Nottinghamshire, NG24 4BZ

Or Nearest Offer £134,995

Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

**** DONT MISS THIS ONE ****

Bay Fronted Terraced House ideal for First Time Buyers or Investors.

Two good size double Bedrooms, two reception rooms, kitchen/diner, ground floor shower room plus first floor bathroom, spacious rear garden.

A well presented and modernised two bedroom bay fronted mid terrace house with a pleasant and enclosed rear garden situated close to Newark town centre. The living accommodation has the benefit of a gas fired central heating system with a Worcester combination boiler and uPVC double glazed windows. The accommodation comprises lounge with walk in bay window, lobby with built in cupboard, dining room, kitchen/diner with fitted units and appliances, shower room with WC and an accessible walk-in shower area, ideal for those with mobility issues.

On the first floor there are two double bedrooms and a bathroom which are all accessed from the landing.

Outside there is an enclosed forecourt to the front of the property with boundary wall and entrance gate. To the rear there is an enclosed garden with a resin coated patio terrace and path. The property represents an ideal investment opportunity or first time buy and viewing is highly recommended.

Bowbridge Road is conveniently situated within walking distance of Newark town centre and a range of excellent amenities include Asda, Morrisons, Waitrose and Aldi supermarkets. There is also a recently opened M&S food hall. The attractive, mostly Georgian, market square provides the focal point to the town centre, holds regular markets and has a good range of independent shops, boutiques, bars, cafes and restaurants. Newark Northgate railway station has fast trains connecting to London King's Cross with a journey time of approximately 1 hour 30 minutes. Newark Castle railway station has trains connecting to Nottingham and Lincoln. There are nearby access points to the A1 and A46 dual carriageways.

Newark has a good variety of primary and secondary schooling, and a general hospital.

The property comprises a bay fronted, mid terrace, two storey house constructed with brick elevations under a slate roof covering and believed to date circa 1896. The property was re-roofed in 2016 and the roof was insulated., UPVC double glazed replacement were fitted in 2011 and the gas fired central heating system had a new combination boiler fitted in 2018. The single storey insulated timber framed wet room/shower extension was built in 2013.

The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

LOUNGE

11'2 x 11' (3.40m x 3.35m)
(measurement excludes the bay window)



Radiator, walk in bay with uPVC double glazed sash window to the front elevation, brick built fireplace with a Quarry tiled hearth housing a gas fire, television point, composite double glazed front entrance door.

LOBBY

With built in cupboard.

DINING ROOM

12'2 x 12'1 (3.71m x 3.68m)



With radiator, uPVC double glazed sash window to the rear elevation, cove ceiling, stairs off.

KITCHEN

8'10 x 6'7 (2.69m x 2.01m)
(plus 12' x 4'11)



UPVC double glazed sash window to the side elevation and a set of French doors to the rear elevation giving access to the garden. Ceramic tiled flooring, radiator, range of fitted kitchen units comprise base units and drawers with working surfaces over, and a ceramic one and a half

bowl sink and drainer inset. Tall storage cupboard, wall mounted cupboards, plumbing and space for a dishwasher. Fitted appliances include gas hob, gas oven and extractor. Velux roof light, space for a dining table. Laundry cupboard with space and plumbing for washing machine with shelf over and space for a dryer.

SHOWER ROOM

10'9 x 3'11 (3.28m x 1.19m)



An insulated timber framed cedar board clad extension built in 2013. There is a roof light, fully tiled walls and floor, suite comprising low suite WC, wash hand basin, walk in shower area with tray and a wall mounted shower over. Towel rail, radiator.

FIRST FLOOR

LANDING

With loft access and ladder leading to an attic room.

BEDROOM ONE

12'6 x 11'2 (3.81m x 3.40m)



Built in cupboard over stairs, uPVC double glazed sash window to the front elevation, radiator, built in double wardrobe.

BEDROOM TWO

10'11 x 10'2 (3.33m x 3.10m)



With radiator, uPVC double glazed sash window to the rear elevation. There is a range of fitted wardrobes including three double wardrobes and single wardrobe, chest of drawers and a cupboard housing the Worcester combination gas fired central heating boiler.

BATHROOM

8'10 x 6'10 (2.69m x 2.08m)



Quadrant shower enclosure with screen doors, shower over and body jets, wash hand basin with vanity cupboard, low suite WC, cast iron bath, radiator. Tiled splashbacks around sink and bath, wood panelling to the walls. UPVC double glazed sash window to the side elevation.

ATTIC ROOM

14' x 9'5 (4.27m x 2.87m)

Accessed from the landing by a ladder and loft access hatch. Boarding to the floor, Velux roof light. Useful as a storage area or hobbies room.

OUTSIDE

There is an enclosed forecourt to the front of the property with boundary wall and gate. To the rear there is an enclosed garden with a resin coated patio terrace and path. There is a raised planter, block paved patio area and borders., two timber built sheds, close boarded wooden fence boundaries. There is a wooden gate giving access to the shared passage allowing access to Bowbridge Road.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.

Ground Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 89.7 sq. metres (965.4 sq. feet)

First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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