



174 Bowbridge Road, Newark,  
Nottinghamshire, NG24 4EG

**£169,950**  
Tel: 01636 611811

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PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



\*\*\*\* MODERNISATION OPPORTUNITY \*\*\*\*

Pleasantly situated and convenient for local amenities, this semi-detached 2 bedroomed house has a pleasant enclosed and sunny south west facing garden.

This property offers an exciting proposition for general modernisation and refurbishment of older style fittings to the purchasers personal choices.

Central heating is gas fired with a combination boiler. The property is double glazed and has cavity wall insulation. The property is traditionally built with cavity brick elevations, a single bay window and hipped slated roof.

The accommodation provides on the ground floor; an entrance hall, lounge with bay window, dining kitchen with cupboard under the stairs, 2 double sized bedrooms and the family bathroom.

The front driveway provides the potential for off-street car parking. The rear garden has a lawned and paved patio area, a greenhouse and garden shed.

The property is situated in a residential area, approximately 1 mile from Newark town centre. There are convenience shops within a short walking distance and the property is on a bus route to Newark town centre. The property is also conveniently situated for primary and secondary schools.

Newark on Trent offers a wealth of facilities within the historic town centre area and the retail parks. There are two railway stations providing regular services to London Kings Cross, North of England, Nottingham and Lincoln. Bowbridge Road leads to country lanes with miles of cycles rides and walking facilities.

The property provides the following accommodation:-

## GROUND FLOOR

### ENTRANCE HALL

UPVC entrance door and radiator.

## LOUNGE

13'10 x 13'9 (4.22m x 4.19m )



Measured into the bay window and excluding the hall entrance area.

Radiator, fireplace with coal effect gas fire and original picture rail.

## DINING/KITCHEN

16'11 x 9'7 (5.16m x 2.92m )



Base units, wall cupboards, working surfaces incorporating a stainless steel sink unit. Space for a free standing electric cooker. Radiator, French window to the garden and cupboard under the stairs. Baxi combination gas fired central heating boiler.



## FIRST FLOOR

### LANDING

With built in cupboard and hatch to the roof space.

### BEDROOM ONE

13'10 x 8'11 overall measurements (4.22m x 2.72m overall measurements )



With built in cupboard, radiator and original picture rail.



## BEDROOM TWO

10' x 9'7 (3.05m x 2.92m )



With radiator and fan light unit.

## BATHROOM

9'9 x 6'9 (2.97m x 2.06m )



Bath with electric shower over, basin, low suite WC. Radiator.

## OUTSIDE



The property has an enclosed front garden area with a pedestrian gate. Concrete driveway provides ample potential space for off-street car parking. There is a side gate, rear lawn, paved patio area, greenhouse and garden shed.



## REAR VIEW OF THE PROPERTY



## SERVICES

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

## TENURE

The property is freehold.

## POSSESSION

Vacant possession will be given on completion.

## MORTGAGE

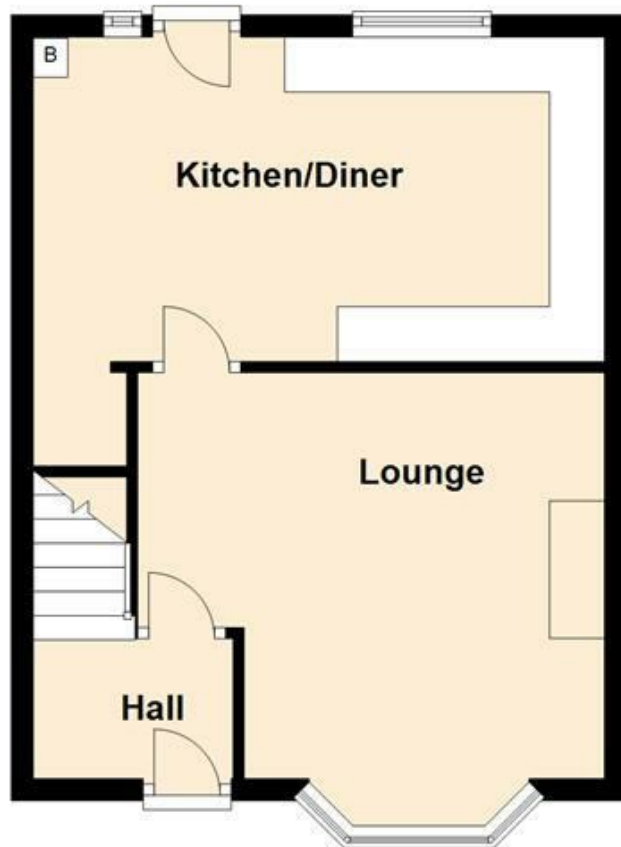
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## VIEWING

Strictly by appointment with the selling agents.

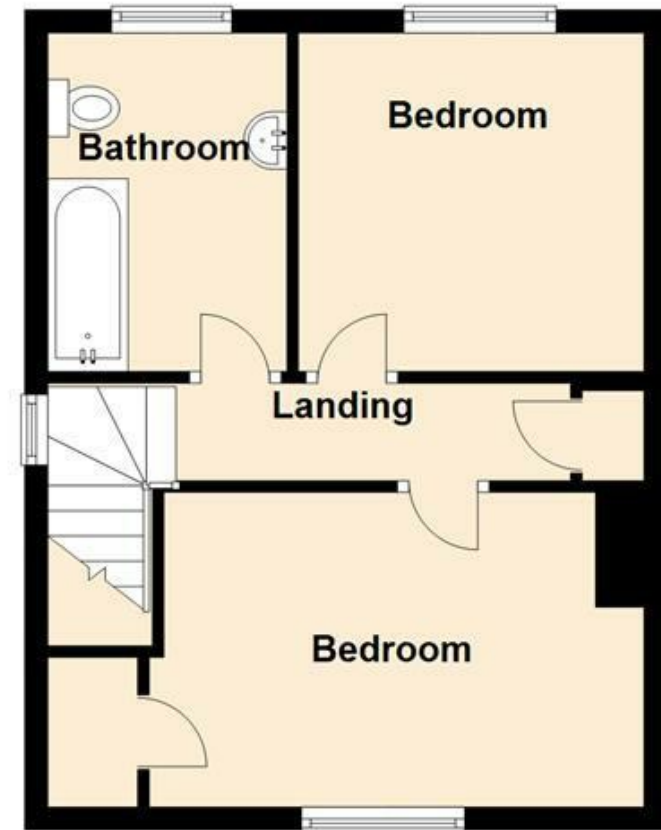
### Ground Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Total area: approx. 70.4 sq. metres (757.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



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