



Bowbridge Gardens, Bottesford
Nottingham, Nottinghamshire, NG13 0AZ

NEWTONFALLOWELL 

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Nottingham, Nottinghamshire, NG13 0AZ
£180,000

Offered to the market is this three bedroom, semi-detached home in need of some modernisation. Located within the popular Village of Bottesford, enjoying a vast array of local amenities and desirable school catchments. Accommodation comprises: Entrance hall, living room, dining room, kitchen, three bedrooms, bathroom, separate w.c., landscaped gardens and off street parking. EPC - D. Freehold.

Entrance

UPVC double glazed front door with side panel into Entrance Hall.

Entrance Hall

Stairs rising to the first floor and sold pine doors to a storage cupboard and Living Room.

Living Room

13'4" x 12'5" (max) (4.07 x 3.81 (max))

UPVC double glazed bay window to the front elevation, television point, feature gas fireplace and sold pine door to the Dining Room.



Dining Room

11'1" x 8'7" (3.38 x 2.63)

UPVC double glazed French patio doors leading out to the Rear Garden, wood effect laminate flooring and solid pine doors to the under stairs storage cupboard and Kitchen.

Kitchen

7'6" x 11'1" (max) (2.29 x 3.40 (max))

Fitted with a good range of base and wall mounted units with marble effect roll top work surface over, inset sink and drainer, space and plumbing for washing machine, space for fridge freezer and gas cooker, wall mounted central heating boiler, uPVC double glazed window overlooking the Rear Garden, wooden door to the side elevation and tiled flooring.

Landing

Panel doors to the Bedroom and Bathroom accommodation and airing cupboard and having loft access.

Bedroom One

10'7" x 12'7" (max) (3.23 x 3.85 (max))

UPVC double glazed window to the front elevation and built-in wardrobes.

Bedroom Two

10'8" x 11'1" (max) (3.26 x 3.39 (max))

UPVC double glazed window to the rear elevation and built-in wardrobes.

Bedroom Three

9'2" x 6'6" (max) (2.80 x 2 (max))

UPVC double glazed window to the front elevation.

Bathroom

5'5" x 5'1" (1.66 x 1.56)

Fitted with a two piece suite comprising: Panel bath with shower over and pedestal wash basin. Being tiled to all walls and having a uPVC double glazed window to the rear elevation.

Separate W.C.

5'6" x 2'7" (1.68 x 0.79)

Fitted with a W.C. and having uPVC double glazed window to the rear elevation

Outside to the Front

The front garden has been laid to lawn with mature shrub planted boards, driveway providing off street parking, covered carport and pedestrian access to the rear.

Rear Garden

Immediately to the rear of the property is a patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with mature planted borders.

Money Laundering Regulations

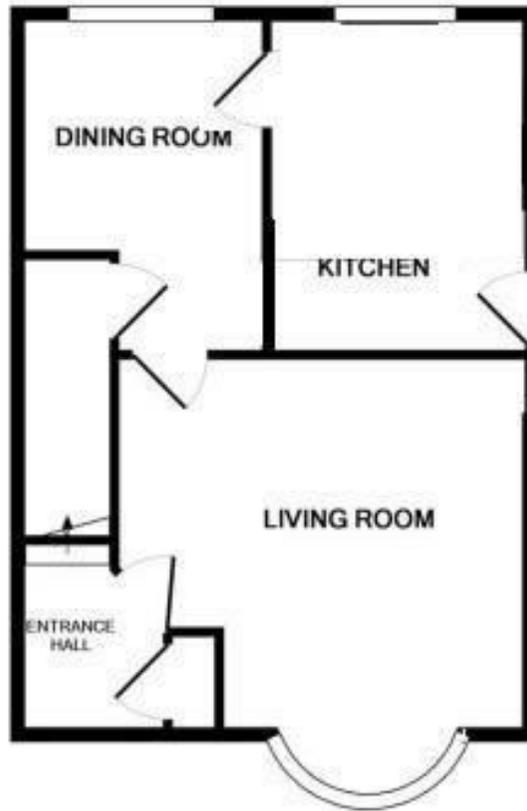
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

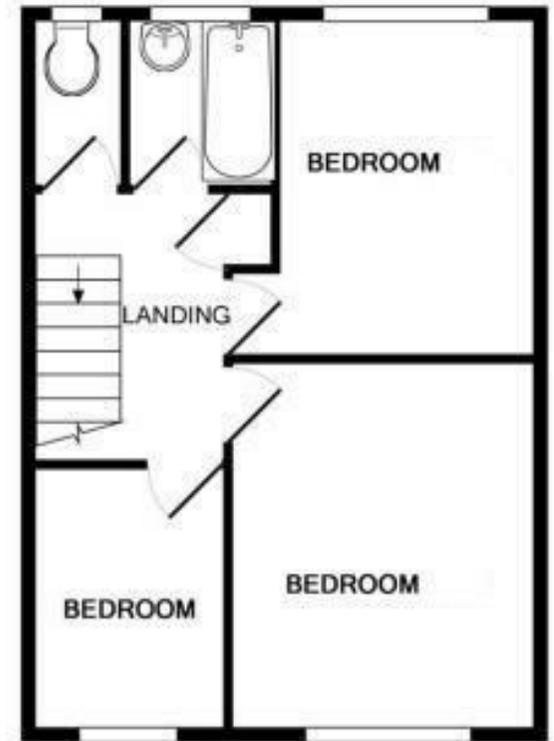
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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