



Boundary Road,
Newark, Nottinghamshire, NG24 4AL

NEWTONFALLOWELL 

**Boundary Road,
Newark, Nottinghamshire, NG24 4AL
Guide Price £150,000 - £160,000**

GUIDE PRICE- £150,000 to £160,000. Spacious period town house situated on Newark's extremely popular "Boundary Road", which is located within walking distance to Newark Town Centre. This well presented home has accommodation comprising of an entrance hall, lounge, dining room, fitted kitchen, GF shower room, WC, utility room and a garden room, to the 1st floor there are 3 bedrooms, and first floor WC. The property has a generous rear garden and gas central heating. NO CHAIN

Entrance Hall

Bay Fronted Lounge

14'7 x 12'11 (4.45m x 3.94m)
(max measurements)

Dining Room

12'11 x 12'3 (3.94m x 3.73m)

Fitted Kitchen

9'1 x 7'11 (2.77m x 2.41m)



Bathroom

9'4 x 7'11 (2.84m x 2.41m)

Utility Room

8'3 x 6'3 (2.51m x 1.91m)

Sun Room

8'3 x 5'2 (2.51m x 1.57m)

First Floor Landing

Bedroom 1

12'11 x 12'3 (3.94m x 3.73m)

Bedroom 2

9'8 x 8'6 (2.95m x 2.59m)

(max measurements)

Separate W.C.

3'11 x 3'10 (1.19m x 1.17m)

Bedroom 3

13'9 x 7'10 (4.19m x 2.39m)

AGENTS NOTE - DRAFT PARTICULARS

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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 and appliances have not and will not be tested.

Services

Mains water, gas, electricity and drainage are connected.


Directions

From our office on Middle Gate follow road down to Stodman Street, follow road round and turn left onto Castle Gate which leads onto Lombard Street, at traffic lights turn right onto Albert Street, follow road up to mini roundabout, take first onto Boundary Road and No 20 will be identified by our for sale board.

Local Information

Situated on the banks of the River Trent, Newark is a picturesque town steeped in history. The ruins of Newark Castle have had a huge influence on the unique character of the town. Newark on Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, boutiques, quaint restaurants and attractions in the town with the town's market place overlooked by the Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

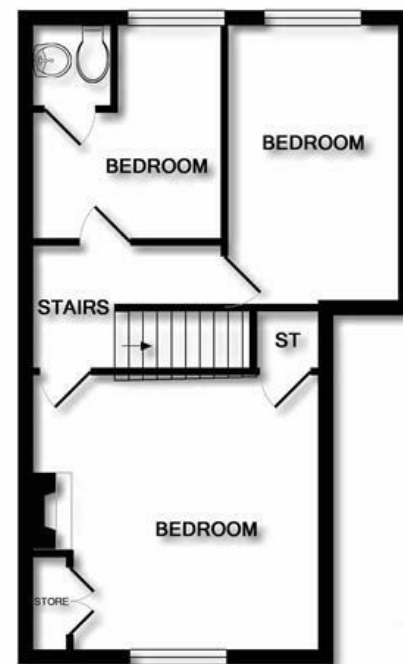


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FALLOWELL

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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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