



19 Boundary Court Boundary Road,
Newark, NG24 4EA

£190,000
Tel: 01636 611811

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

A detached two bedroomed bungalow with an over 60 years old occupancy restriction, and situated in a pleasant courtyard setting convenient for Newark Town Centre. The property has gas fired central heating, uPVC double glazed windows, low maintenance frontage and rear garden areas. The garden has a south westerly aspect, 6ft high fencing providing privacy, there is a useful garden shed and rear access to Boundary Court.

The accommodation provides a porch entrance with quarry tiled floor, entrance hall, lounge with south facing bay window, kitchen with appliances, two good sized bedrooms and a modern bathroom with 5ft wide shower screen and drying area. There is ample residents parking space within the Boundary Court area.

Boundary Court is conveniently situated at the junction of Boundary Road and Hawton Road, approximately half a mile from Newark Town Centre.

The Market Town of Newark on Trent provides an excellent range of amenities. The Georgian Market Square, 12th Century Castle and St Mary's Church are prominent features of the town. There are interesting shops and boutiques within the streets of Newark, whilst the retail parks provide a range of national retailers and supermarkets. The town is situated on the intersection of the A1 and A46 trunk roads. There are two railways stations. Newark Northgate provides main East Coast railway line services from London to Edinburgh. King's Cross, London is usually only 1 hour 2 minutes train journey time. Newark Castle railway station provides regular services to Lincoln and Nottingham.

The property is of brick construction under a tiled roof, and the following accommodation is provided:

ENTRANCE PORCH

With uPVC entrance door and quarry tiled floor.

ENTRANCE HALL

With radiator and hatch to the roof space.

LOUNGE

19'3 x 11'1 (5.87m x 3.38m)



(Overall measurements into the bay window)

Fireplace with electric fire, south facing bay window with fitted Venetian blinds, radiator.

Connecting doors to the kitchen and hall, laminate floor.



KITCHEN

9'9 x 9'1 (2.97m x 2.77m)



Wall units, base cupboards and working surfaces incorporating a sink unit with drainer and mixer taps. Integrated gas hob, electric oven and hood. Worcester gas fired central heating boiler, plumbing for a washing machine, uPVC external door, cupboard containing hot water cylinder. Roller blind fitted.



BEDROOM ONE

10'6 x 9'9 (3.20m x 2.97m)



Radiator and fitted Venetian blind.

BEDROOM TWO

9'2 x 6'7 (2.79m x 2.01m)



Laminate floor, radiator and fitted Venetian blind.

BATHROOM

8'4 x 5'7 (2.54m x 1.70m)



Shower screen and drying area, chrome shower fitting and tiled surround. Pedestal basin, low suite WC, tiled floor, roller blind fitted and recessed lighting. Heated towel rail.

OUTSIDE



The property has a fenced front forecourt with a pedestrian gate. The low maintenance rear garden area is enclosed 6ft height close boarded fencing. There is a timber garden shed a personal gate providing pedestrian access to the courtyard.

SERVICES

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

TENURE

The property is freehold subject to age restriction of 60 years and over.

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

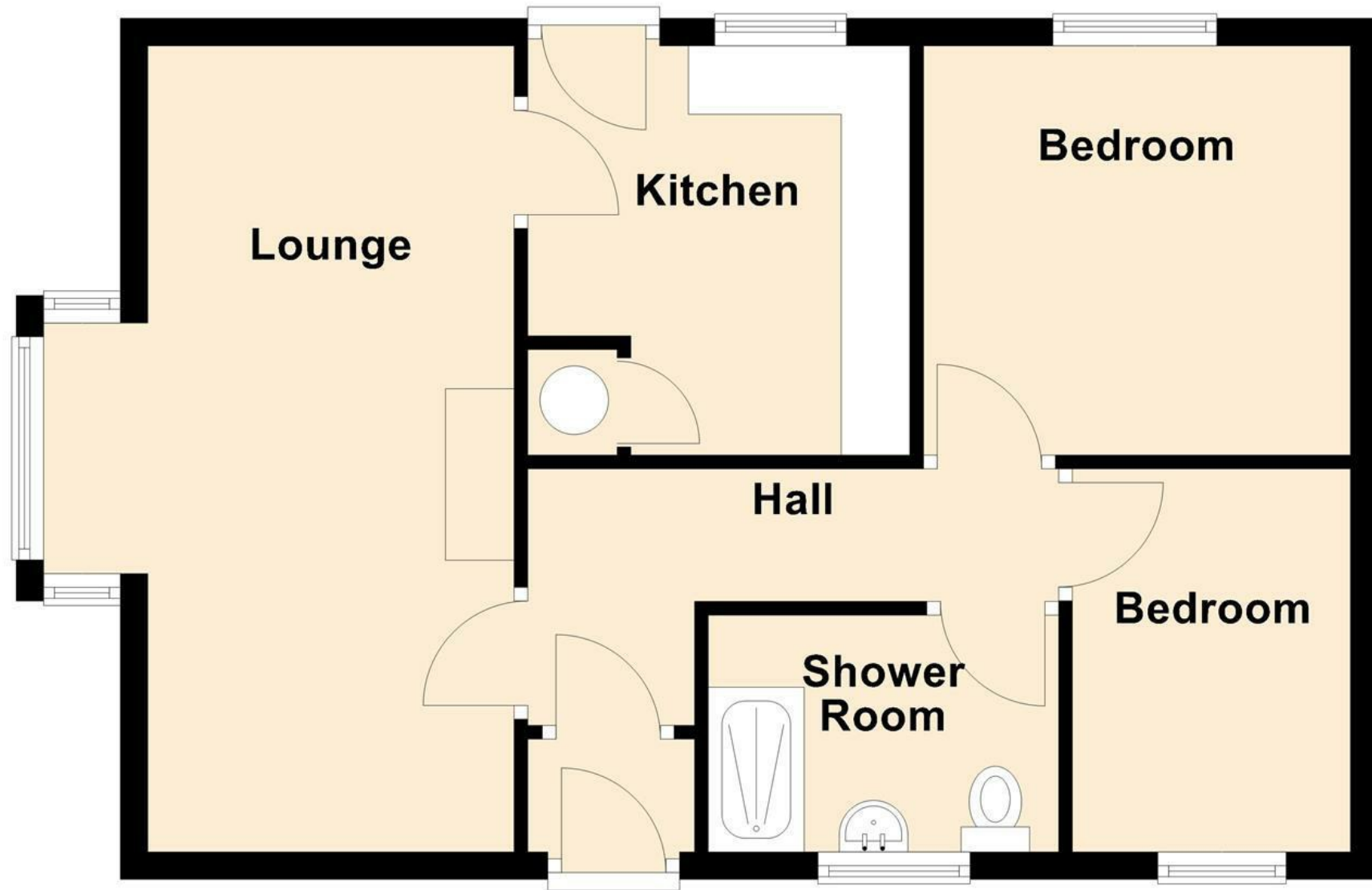
Strictly by appointment with the selling agents.

COUNCIL TAX

This property comes under Newark and Sherwood District Council Tax Band B.

Floor Plan

Approx. 53.0 sq. metres (570.3 sq. feet)



Total area: approx. 53.0 sq. metres (570.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers