



**Boundary Road, Newark NG24 4AX**

**welcome to**

**Boundary Road, Newark**

\*NO ONWARD CHAIN\* A spacious semi-detached home, in need of modernisation and ideally located within walking distance to Newark town centre. Briefly comprising of lounge, kitchen, downstairs bathroom, conservatory, two bedrooms and enclosed rear garden.



**Entrance Hall**

Having a radiator.

**Lounge**

Featuring an open fireplace, radiator and double glazed bay window.

**Kitchen**

Fitted with base units with work surfacing over, one and a half bowl stainless steel sink, space for cooker, plumbing for washing machine, partly tiled walls, radiator, extractor and window.

**Pantry****Conservatory**

Being half brick and half windows with doors to the rear garden.

**Ground Floor Bathroom**

Fitted with a bath, wash hand basin, WC, partly tiled walls and double glazed window.

**First Floor****Bedroom One**

There is a storage cupboard, radiator and double glazed window.

**Bedroom Two**

Having a storage cupboard, radiator and two double glazed windows.

**Outside Front**

To the front of the property there is a wall, access to the side leading to the front door and gate to the garden.

**Rear Garden**

The enclosed rear garden has a lawn, patio and brick-built shed perfect for storage.

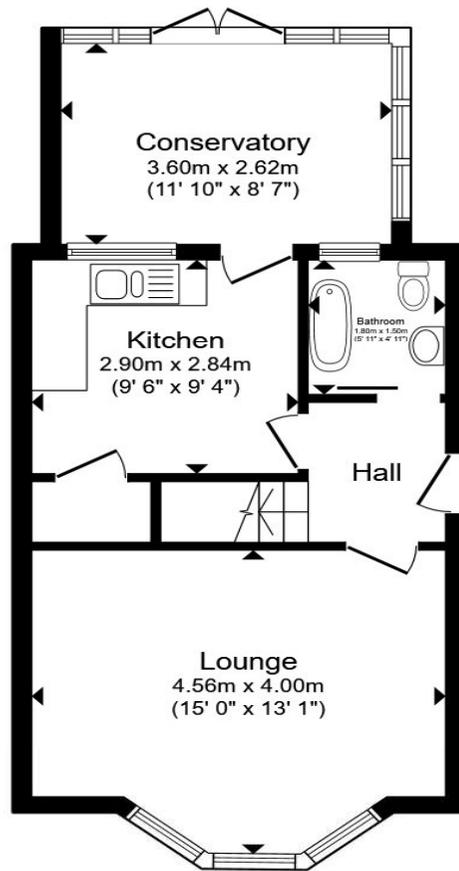
**Disclaimer**

All services/appliances have not and will not be tested.

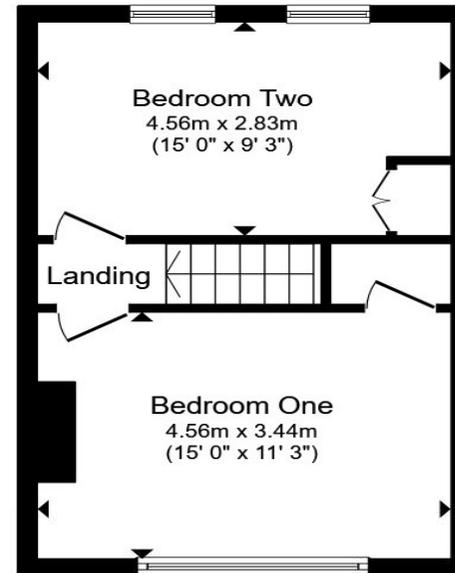


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**Ground Floor**



**First Floor**

Total floor area 75.3 m<sup>2</sup> (810 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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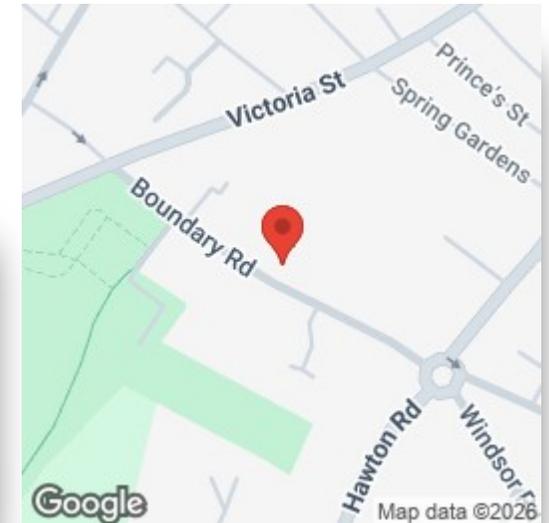
## Boundary Road, Newark

- SEMI-DETACHED HOME
- TWO BEDROOMS
- LOUNGE & CONSERVATORY
- REAR GARDEN
- IN NEED OF MODERNISATION

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £134,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106493 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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