79 Boundary Road, Newark, NG24 4AJ

No Chain £248,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

Offering spacious and well-proportioned accommodation, this traditional three bedroom semi-detached property is offered for sale with no onward chain and provides an excellent opportunity for a purchaser to update their next home. The property has a long driveway, detached single garage and good sized rooms.

The property comprises of a characterful entrance porch leading into the central hallway, with access to two separate spacious living rooms, breakfast room, kitchen and WC. Both living rooms feature fireplaces and provide well-proportioned reception space. The kitchen is positioned to the rear of the property and provides access towards the outside. On the first floor, there is a spacious landing providing access to three bedrooms and the family bathroom. One of the bedrooms benefits from useful fitted cupboards and wardrobes, providing additional storage. The property offers spacious and well-proportioned living areas and, with some updating, would make an ideal family home.

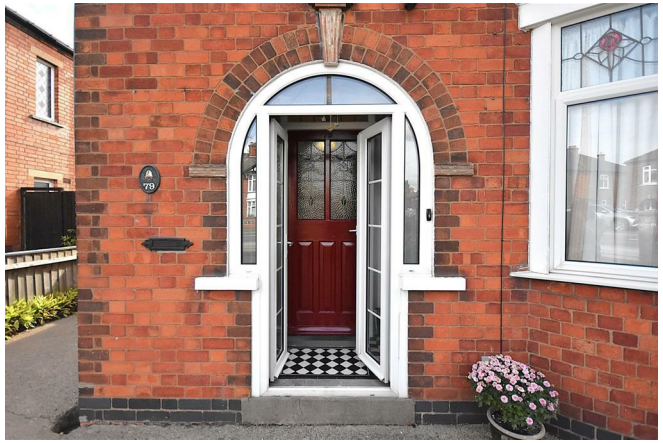
Outside, the property enjoys a driveway providing ample off-road parking and a single detached garage. To the rear is a private garden with a lawn and patio great for table and chairs. The garden is ideal for families and creates a safe and secure outdoor space for children and pets.

Boundary Road is situated just one mile from Newark town centre and a range of excellent amenities. There are ASDA, Morrisons, Waitrose and ALDI supermarkets, the attractive town centre has Georgian a market square which holds regular markets and has a range of interesting shops, cafes, bars and restaurants. Access points to the A1 and A46 dual carriageways are nearby and fast trains are available from Newark Northgate station connecting to London Kings Cross with a journey time of approximately 75 minutes.

This Vickers-built semi-detached house dates from the 1930s and is constructed of brick elevations under a tiled roof. The property benefits from gas-fired central heating and is arranged over two floors, with the accommodation further described as follows:

GROUND FLOOR

PORCH
8'00 x 2'05 (2.44m x 0.74m)
UPVC double glazed entrance door with original quarry tiled floor. Original stained glass leaded light front entrance door.



HALLWAY
15'05 x 8' (4.70m x 2.44m)
Radiator, carpet, original panelled staircase leading to the first floor.

LIVING ROOM ONE
13'03 x 12' (4.04m x 3.66m)
UPVC double glazed bay window to front elevation, radiator, gas fire with stone fireplace, carpet floor.

LIVING ROOM TWO
18'05 x 12' (5.61m x 3.66m)
Double glazed sliding doors to the rear garden. Radiator, gas fire with tiled fireplace and carpet floor

BREAKFAST ROOM
10'02 x 7'06 (3.10m x 2.29m)
Wood and aluminium double glazed window to side elevation, radiator and carpet floor.

W.C
5'07 x 5'01 (1.70m x 1.55m)
UPVC double glazed window to side elevation, sink, W.C, access hatch and vinyl floor.

KITCHEN
9'02 x 7'07 (2.79m x 2.31m)
UPVC double glazed window to side elevation and door for access to rear garden. Wall and base units, steel sink and drainer, four burner hob and gas oven with plumbing for white goods and vinyl floor.

FIRST FLOOR

LANDING
8'09 x 7'05 (2.67m x 2.26m)
Original stained feature glass window, radiator and carpet flooring.

BED ONE
14' x 12'06 (4.27m x 3.81m)

Wood and aluminium double glazed window to rear elevation, radiator, built in cupboard and carpet flooring.

BED TWO
13'05 x 10'09 (4.09m x 3.28m)
UPVC double glazed bay window to front elevation. Radiator, fitted wardrobes and cupboards with mirror section, carpet flooring.

BED THREE
9'08 x 7'09 (2.95m x 2.36m)
UPVC double glazed window to front elevation, built in wardrobe radiator and carpet flooring.

BATHROOM
10'08 x 7'05 (3.25m x 2.26m)
Wood and aluminium double glazed window to rear elevation. The airing cupboard contains new Worcester boiler. Low level W.C, bath with shower over, sink, hatch for loft access, radiator.

OUTSIDE

To the front, there is a concrete pathway leading to the front door, with a brick wall to the front boundary and a concrete driveway to the side providing access to the detached single garage at the rear. To the rear, there is an outside accessed toilet, providing potential for extension of the kitchen into, paved patio with a pathway leading through the lawned garden, together with a wooden garden shed and close-boarded fencing to the boundaries.

GARAGE

Detached single garage with pitched roof, pebble coated elevations, a non-electric up-and-over door, side window and side access door leading to the rear garden, with concrete flooring.

TENURE

The property is freehold.

SERVICES

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

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

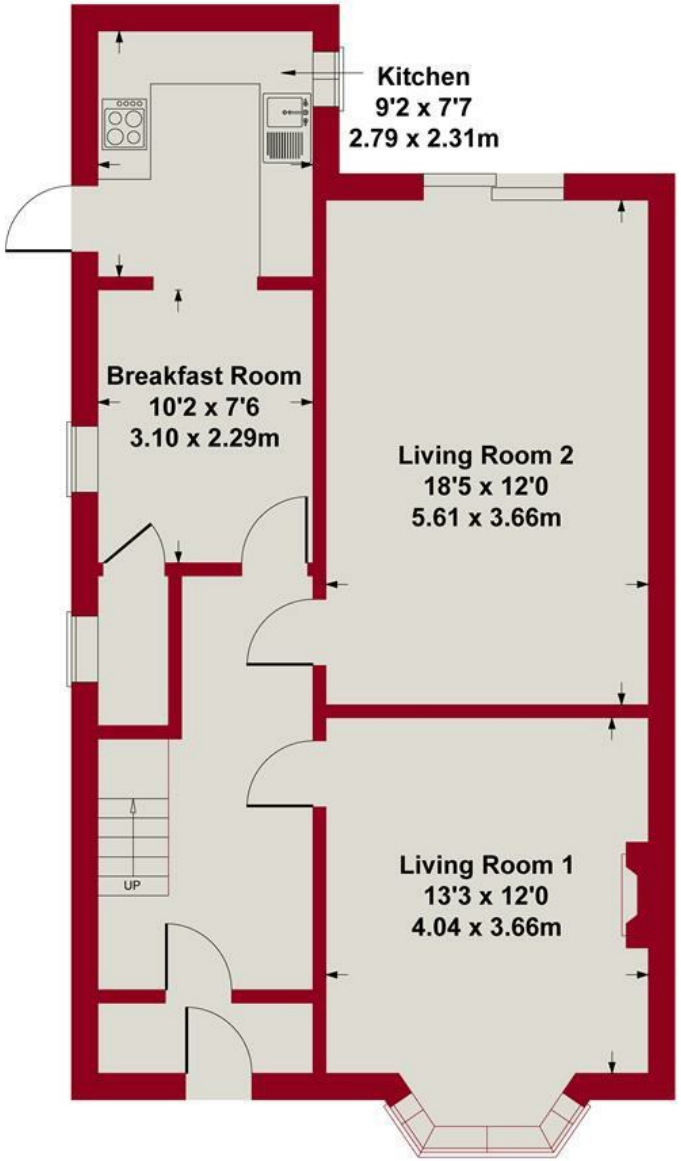
Vacant possession will be given on completion.

MORTGAGE

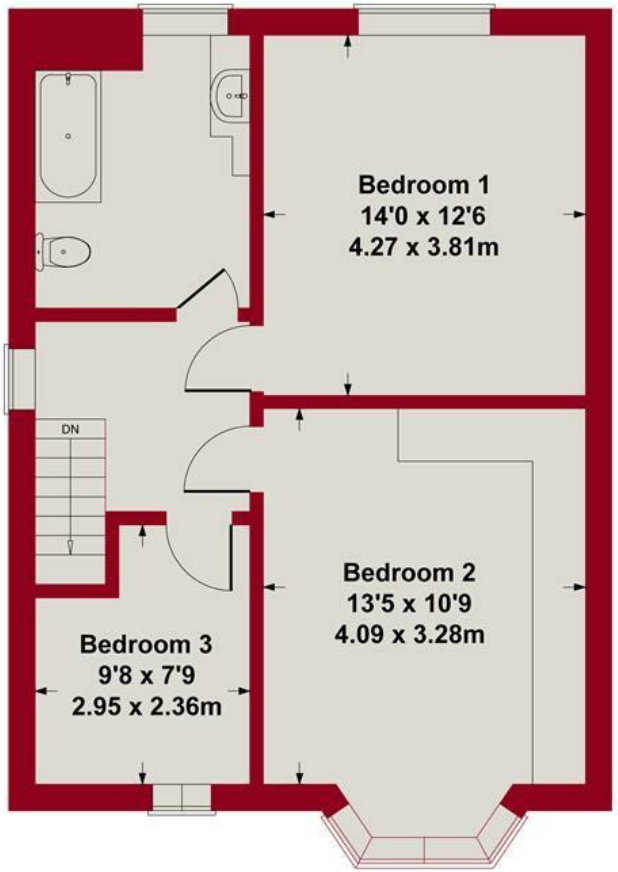
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band C.



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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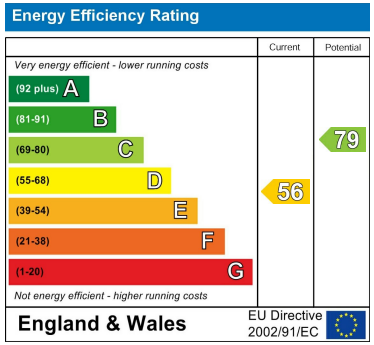

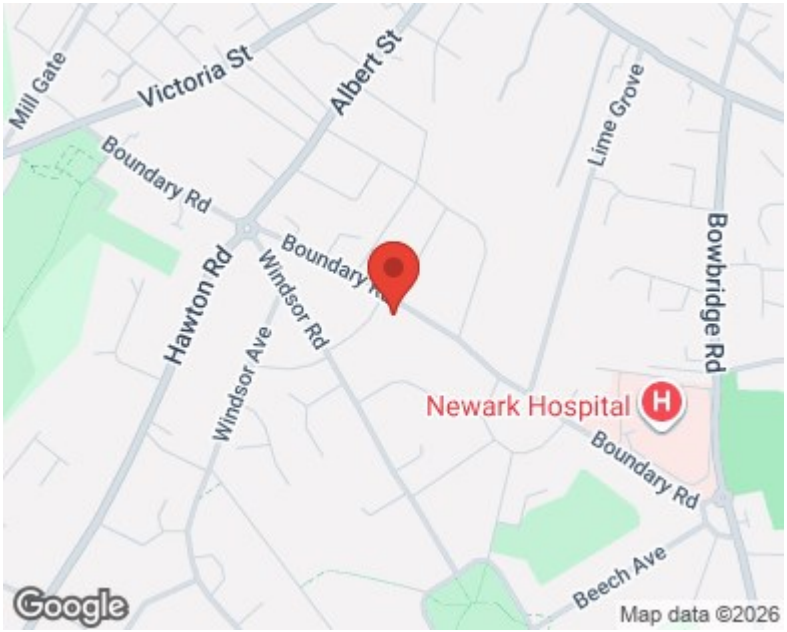

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

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