



20 Boundary Court, Newark, NG24 4EA

£168,000
Tel: 01636 611 811

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

A two bedroomed bungalow situated in a pleasant courtyard setting convenient for Newark Town Centre. There is a pedestrian walkway to Albert Street with local amenities including a Co-operative store within easy walking distance. The property has a walled frontage, low maintenance patio and a small enclosed rear garden. The property has been recently redecorated and new carpets fitted. Vacant possession is immediately available on completion of the sale.

Please be aware this is a property designed for those over 60.

The accommodation provides an entrance porch, hall with walk in storage cupboard, lounge with bay window, kitchen with fitted appliances and LED lighting. There are two double sized bedrooms and a shower room. Ample unrestricted courtyard parking is available immediately adjacent to the property.

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 at the intersection of the A1 and A46 trunk roads. There are two railway stations. Newark Northgate provides main East Coast rail services from London to Edinburgh. Journey times to London King's Cross are just over 75 minutes. Newark Castle station provides regular services to Lincoln and Nottingham.

The property, constructed circa 1990, has brick elevations under a tiled roof. There are wood framed sealed unit double glazed windows. The following accommodation is provided:

PORCH ENTRANCE

Hall with walk in cupboard containing the Glow Worm gas fired central heating boiler.

LOUNGE

14' 2 x 10' (4.27m x 3.05m)
(plus south facing bay window)



A pleasant light and airy south facing room with an aspect of Boundary Court, radiator.

KITCHEN

11' x 10' (3.35m x 3.05m)



Wall units, base units, working surfaces incorporating a one and a half stainless steel sink unit. Appliances including electric hob, oven, microwave and cooker hood. LED lighting, radiator, rear entrance door.

BEDROOM ONE

9'11 x 8'3 (3.02m x 2.51m)



With radiator.

BEDROOM TWO

9'11 x 9'9 (3.02m x 2.97m)



With radiator.

SHOWER ROOM



With 4'6 wide shower and screen, chrome fittings, basin, low suite WC and fitted cabinets. Radiator, LED lighting.

OUTSIDE



The property has a walled frontage and gravelled forecourt. There is a paved side area. The enclosed rear garden is paved and gravelled for low maintenance. A side gate leads to a pathway to Boundary Court. There is also access to path and archway leading through to Albert Street.



AGENTS NOTES

This is a property for those persons aged over 60.

SERVICES

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

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

TENURE

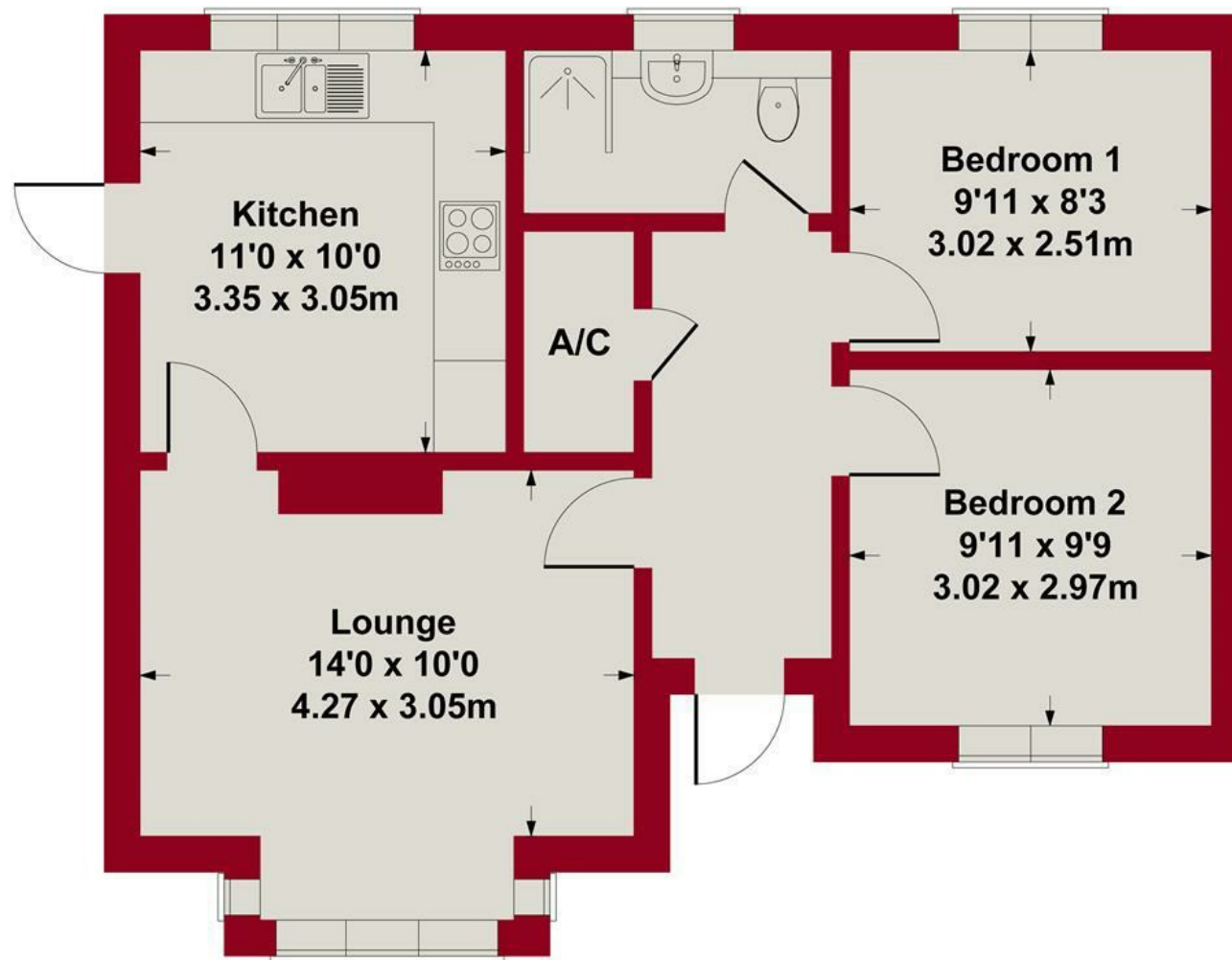
The property is freehold.

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 B.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 611 811



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