



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.

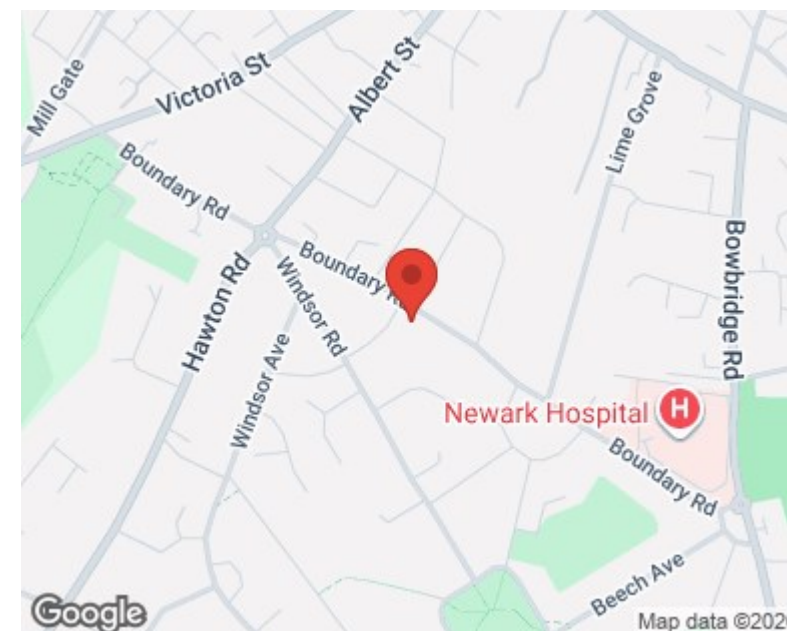
COUNCIL TAX

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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



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 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers