

Boundary Road, Newark

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OLIVER REILLY



Boundary Road, Newark

Guide Price £185,000 - £195,000

- WONDERFUL END TERRACE HOME
- POPULAR CENTRAL LOCATION
- STYLISH MODERN KITCHEN
- OFF-STREET PARKING AVAILABLE
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING THROUGHOUT
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- PRIVATE & WELL-APPOINTED REAR GARDEN
- EASE OF ACCESS TO TOWN, MAIN ROADS & BOTH TRAIN STATIONS
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'D'

Guide Price: £185,000 - £195,000. SPACE, CHARACTER & PRACTICALITY!!!
Prepare to FALL IN LOVE with this handsome end terrace home. Primely positioned in a well-renowned, central and well-connected residential location. A comfortable walk from the Town Centre, the idyllic Sconce & Devon Park and both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via North Gate Station.
This delightful and well-maintained home is full of CHARM & PERSONALITY!... Tastefully combining to create a wealth of warmth from the moment you arrive.
The DECEPTIVELY SPACIOUS LAYOUT invites you through an entrance hall, a sizeable BAY-FRONTED LOUNGE, a separate dining room, a STYLISH CONTEMPORARY KITCHEN, inner utility area and a modern ground floor bathroom.
The first floor landing hosts THREE WELL-PROPORTIONED BEDROOMS.
Externally, the property enjoys a WONDERFULLY WELL-APPOINTED REAR GARDEN. Retaining a high-degree of privacy and great scope for you to make your own! There is a lovely raised decked seating terrace, that allows enough space for everyone to appreciate!
OFF-STREET PARKING is also available directly in front of the house, on a first come, first served basis.
Additional benefits of this LOVELY & CONVENIENT home include uPVC double glazing and gas central heating.
MOVE IN AND MAKE MEMORIES!.. This stand out residence is READY & WAITING for your appreciation!







ENTRANCE HALL:	4'5 x 3'1 (1.35m x 0.94m)
BAY-FRONTED LOUNGE: Max measurements provided.	14'10 x 13'1 (4.52m x 3.99m)
DINING ROOM:	12'10 x 12'3 (3.91m x 3.73m)
CONTEMPORARY KITCHEN:	9'1 x 7'10 (2.77m x 2.39m)
UTILITY AREA:	7'3 x 2'4 (2.21m x 0.71m)
MODERN BATHROOM:	7'3 x 6'3 (2.21m x 1.91m)
FIRST FLOOR LANDING:	8'5 x 5'6 (2.57m x 1.68m)
MASTER BEDROOM:	13'1 x 12'10 (3.99m x 3.91m)
BEDROOM TWO:	13'8 x 8'1 (4.17m x 2.46m)
BEDROOM THREE:	9'9 x 8'4 (2.97m x 2.54m)

EXTERNALLY:
This handsome end terrace home is situated in a desirable and convenient location, close to the Town Centre. The front aspect is greeted with a low-maintenance frontage. Predominantly slate shingled, with low-level walled front/ side boundaries. A shared concrete pathway leads down to the side entrance door with external wall light. The passageway continues down to a secure wooden personal gate, opening through to a LOVELY & WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with a small range of mature trees and gravelled hardstanding, at the bottom of the garden. There is a delightful raised decked seating terrace, admiring views down the garden and promising a great space to relax and unwind. There is an outside tap, access to the concealed gas meter, fenced right side boundaries, high-level walled left and rear boundaries.

Approximate Size: 908 Square Ft.
Measurements are approximate and for guidance only.



Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D' (60)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:
This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle train station.

Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

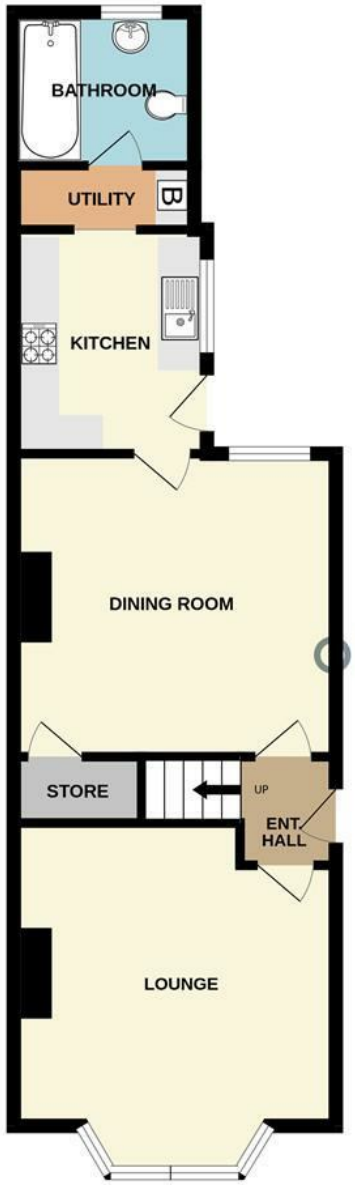
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





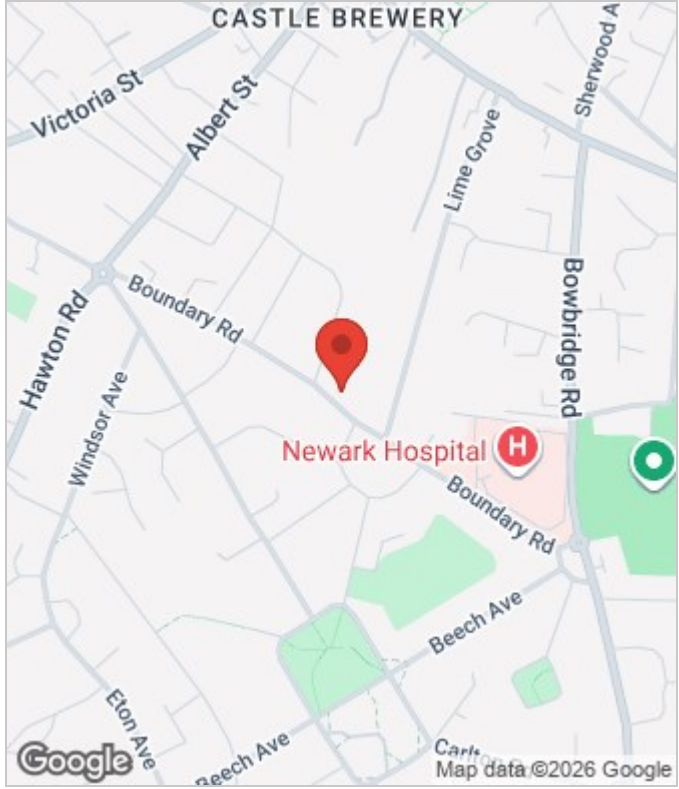
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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