



87 Boundary Road  
Newark, NG24 4AS

£230,000



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\*\*\*WALKING DISTANCE TO TOWN\*\*\*

This traditional three bedroom Vickers style semi detached family home is being sold with no upward chain. The property is located within walking distance to Newark town and is ready for someone to put their own stamp on. The property comprises an entrance hall, bow fronted lounge, dining room with French doors to the rear, kitchen, three bedrooms and a family bathroom. The rear garden is mainly laid to lawn with shrubs and a garden shed, the front provides off road parking with double gates that lead to further parking and the garage. The property benefits from gas central heating from a back boiler and is partial UPVC double glazing.

This property is located within a popular residential area with easy access into Newark town, local amenities, schools, and good transport links to include the A1, A46 & the A52 making it ideal for commuters.

Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.

**Porch**

**Entrance Hall**







**Lounge**  
12'8 x 11'4 (3.86m x 3.45m)

**Dining Room**  
12'3 x 11'4 (3.73m x 3.45m)

**Kitchen**  
9'4 x 7'5 (2.84m x 2.26m)

**Landing**



**Bedroom One**  
11'8 x 11'4 (3.56m x 3.45m)

**Bedroom Two**  
12'3 x 11'8 (3.73m x 3.56m)

**Bedroom Three**  
7'0 x 6'11 (2.13m x 2.11m)

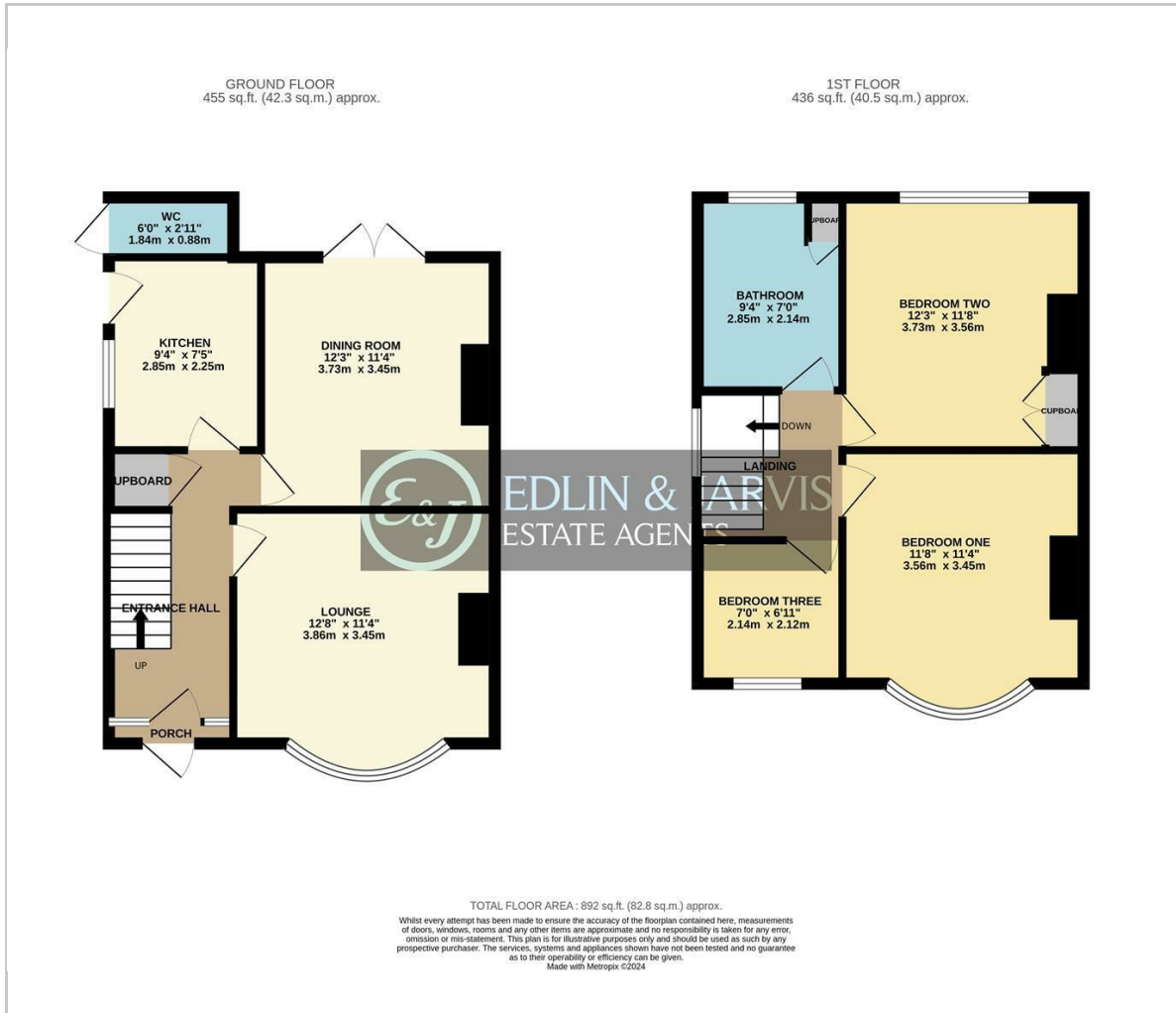
**Bathroom**  
9'4 x 7'0 (2.84m x 2.13m)

**Outside WC**  
6'0 x 2'11 (1.83m x 0.89m)





## Floor Plan



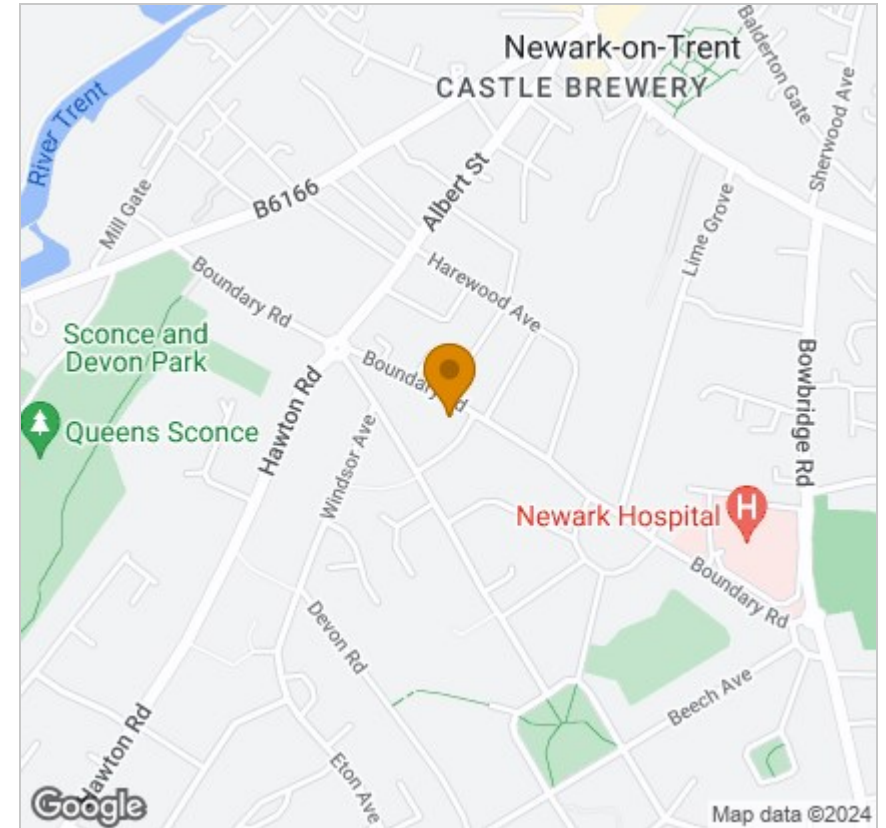
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

