



**100 Boundary Road**  
Newark, NG24 4AX



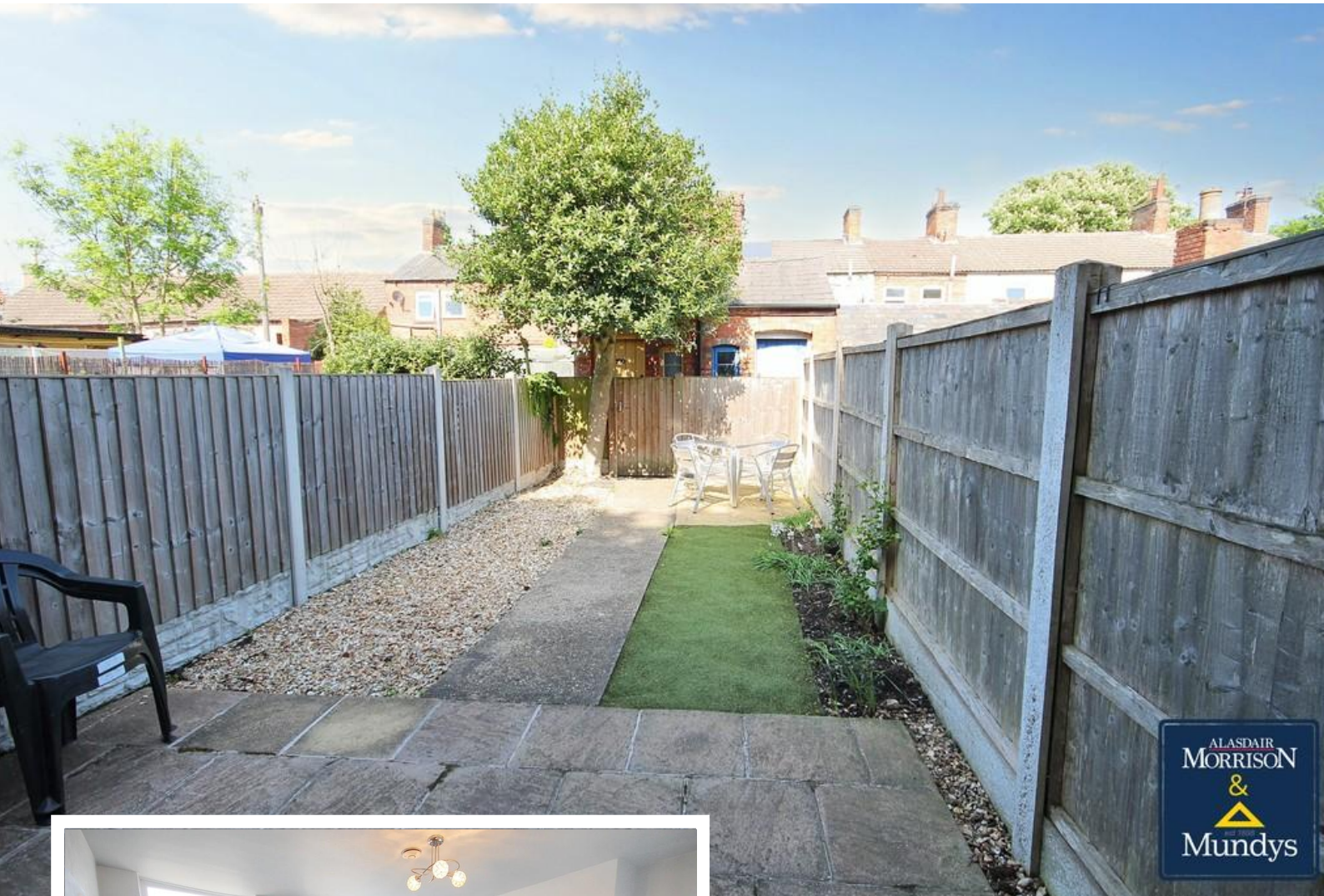
Book a Viewing

**£124,950**

This exceptionally well-presented terraced cottage is ideally located just a stone's throw from the convenience of Newark town centre and the picturesque Sconce & Devon Park, Newarks largest open space. A perfect turnkey home, the property is offered for sale with no upward chain and the rare option of being fully furnished-right down to the cutlery, appliances, bed linen, and towels! The accommodation is thoughtfully laid out, featuring a welcoming living room with an electric log burner-style fire that adds both warmth and character. The stylish kitchen diner is complete with white goods and provides access to a useful cellar for additional storage. Upstairs, you'll find two bedrooms, including a principal bedroom with a built-in wardrobe, and a modern, refitted shower room in white, accessed from a landing that also houses an airing cupboard. Outside, the rear garden has been attractively landscaped with low maintenance in mind and offers rear gated access to two brick-built outbuildings, providing practical storage solutions.







#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**COUNCIL TAX BAND** —TBC

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.





**LIVING ROOM** 11' 6" x 10' 4" (3.51m x 3.15m) Composite door, powder coated aluminium window to the front elevation, radiator, electric log burner effect fire and door to the kitchen diner.

**KITCHEN DINER** 11' 6" x 10' 5" (3.51m x 3.18m) Fitted with a modern range of white gloss wall and base units with a work surface incorporating a ceramic sink with a stainless steel mixer tap. Freestanding washing machine, cooker and fridge, fitted chrome extractor hood, tiled splashbacks, radiator, door leading to cellar and wall mounted gas central heating boiler, powder coated aluminium window and door onto the rear garden.

**SHOWER ROOM** 7' 3" x 5' 7" (2.21m x 1.7m) A modern white refitted shower room with a shower cubicle, wash handbasin and low-level WC. Heated towel rail and a powder coated aluminium opaque window to the rear elevation.

**BEDROOM ONE** 11' 6" x 10' 4" (3.51m x 3.15m) Powder coated aluminium window to the front elevation, radiator and built-in wardrobe.

**BEDROOM TWO** 10' 6" x 5' 10" (3.2m x 1.78m) Powder coated aluminium window to the rear elevation and a radiator.

**OUTSIDE** Landscaped rear garden with fencing to the perimeters and gated access at the rear leading to two brick built out houses. The enclosed garden is landscaped with paved patio area to both ends, a pathway, artificial lawn and gravelled area. There are also hot and cold water taps.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

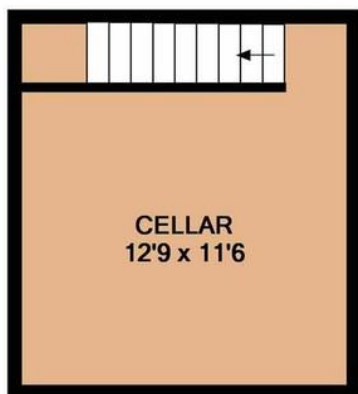
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

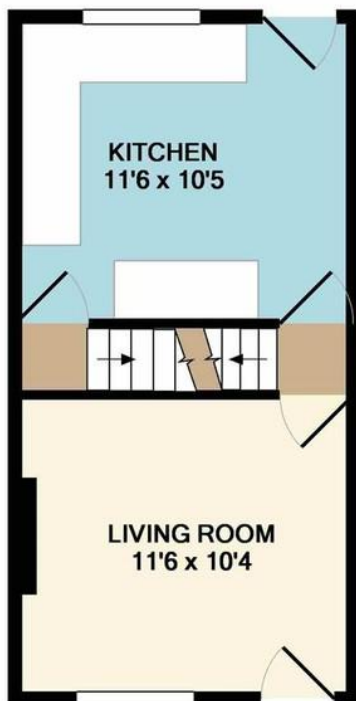
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

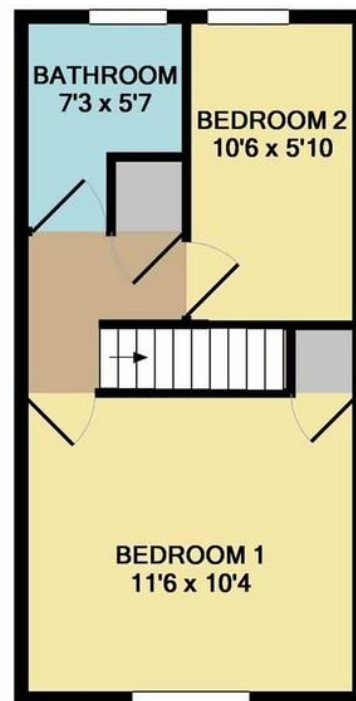


BASEMENT LEVEL  
APPROX. FLOOR  
AREA 147 SQ.FT.  
(13.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 263 SQ.FT.  
(24.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2018



1ST FLOOR  
APPROX. FLOOR  
AREA 266 SQ.FT.  
(24.7 SQ.M.)

46 Middle Gate  
Newark  
NG24 1AL

newark@amorrison-mundys.net  
01636 700888

22 King Street  
Southwell  
NG25 0EN

southwell@amorrison-mundys.net  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

info@mundys.net  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH

info@mundys.net  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.