



EDLIN & JARVIS  
ESTATE AGENTS



102 Boundary Road  
Newark, NG24 4AX

Price Guide £130,000



# 102 Boundary Road

Newark, NG24 4AX

\*\*\*Guide Price £130,000 to £140,000

\*\*\*\*READY-TO-GO WITH NO UPWARD CHAIN

\*\*\*\*

Nestled on Boundary Road in Newark, this charming house, built in 1900, offers a delightful blend of character and modern convenience. The property features two bedrooms and a welcoming reception room, perfect for relaxation or entertaining guests.

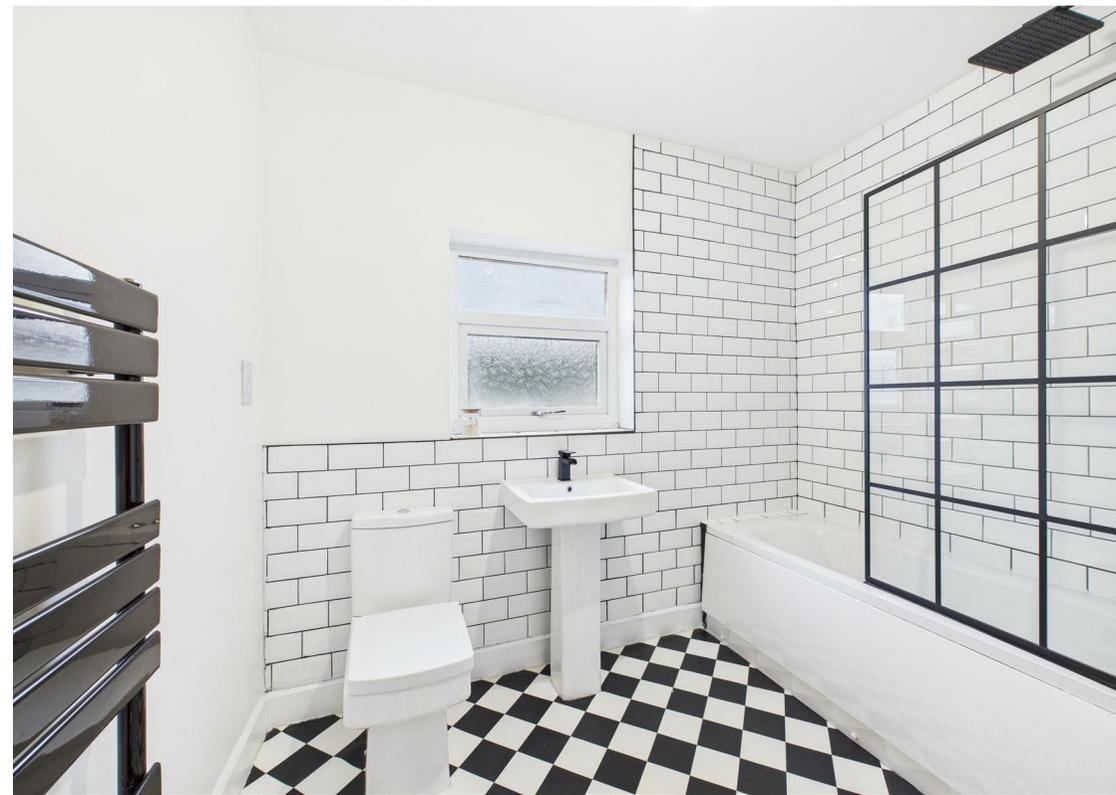
The lounge boasts a built-in electric feature fire, creating a cosy atmosphere, while the chimney breasts add a touch of traditional elegance. The heart of the home is the spacious kitchen diner, equipped with modern fitted units, an integrated washing machine, and a fridge freezer. The kitchen also features a gas hob with an overhead extractor fan and an electric oven, making it ideal for culinary enthusiasts.

On the first floor, the master bedroom enjoys a front elevation view and includes a built-in closet, complemented by a charming wrought iron fireplace with a wooden surround. The second bedroom, located at the rear, is bright and airy, providing a peaceful retreat. The property also features a well-appointed three-piece bathroom, complete with an overhead mixer shower and a heated towel radiator, ensuring comfort and convenience.

The property has recently been modernised and benefits from gas central heating and UPVC double glazing.

Outside, the enclosed rear garden, enclosed by wooden fencing, offers a private space for outdoor enjoyment, with side access for added convenience.

This property presents an excellent opportunity for those seeking a comfortable and stylish home in a desirable location. With its blend of period features and modern amenities, it is sure to appeal to a variety of buyers.





**Lounge**  
11'6" x 10'4" (3.53 x 3.15)

**Kitchen**  
11'9" x 10'1" (3.60 x 3.08)

**Hallway**  
2'8" x 2'6" (0.83 x 0.77)

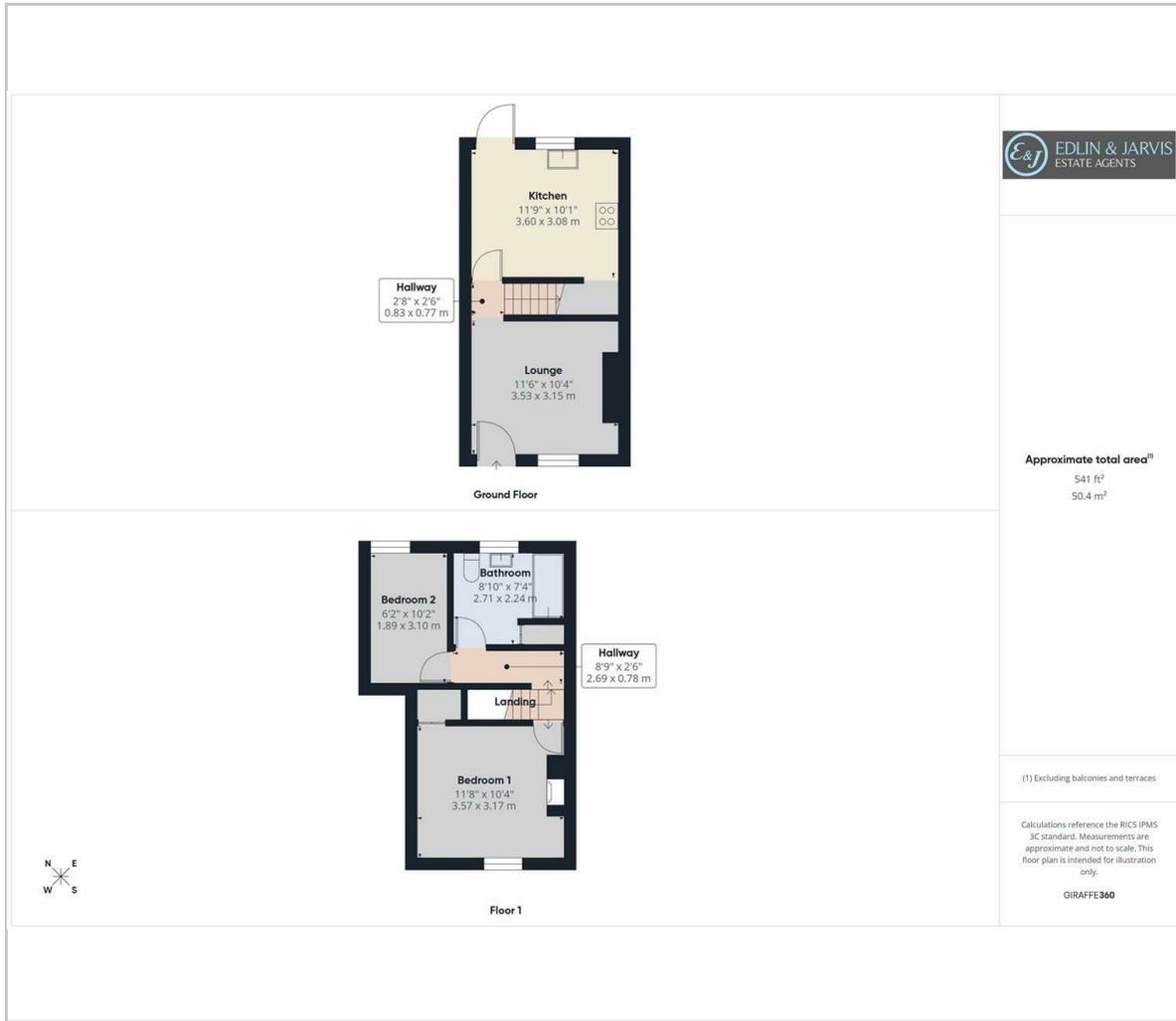
**Bedroom 1**  
11'8" x 10'4" (3.57 x 3.17)

**Bedroom 2**  
6'2" x 10'2" (1.89 x 3.10)

**Bathroom**  
8'10" x 7'4" (2.71 x 2.24)



## Floor Plan



## Viewing

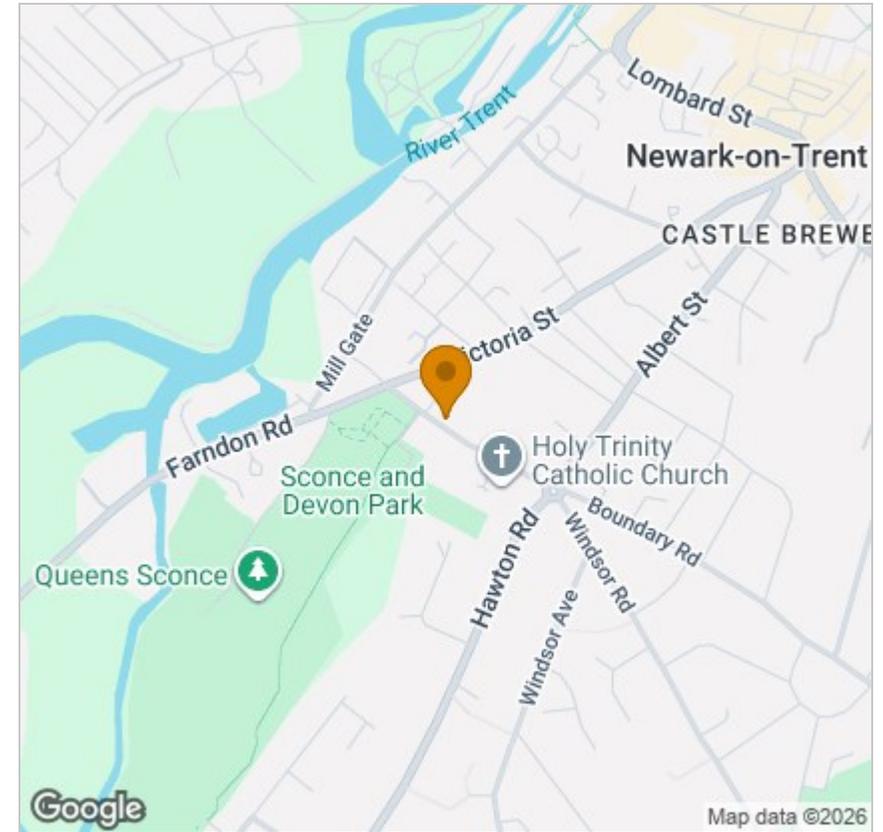
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

## Area Map



## Energy Efficiency Graph

