

FOR
SALE



Tuxford Road, Boughton, Newark, Nottinghamshire NG22 9HZ

£140,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Offered For Sale With No Upward Chain... This semi-detached bungalow provides comfortable single-storey living in a popular residential area. The property features a spacious lounge, two bedrooms, and a well-appointed kitchen and bathroom, making it ideal for downsizers, first-time buyers, or those seeking an easy-to-maintain home. Outside, the property boasts an enclosed rear garden, perfect for relaxing or entertaining, along with a detached garage. Located in the heart of Boughton, the bungalow offers convenient access to local amenities, transport links, and nearby woodland walks. This is an excellent opportunity to secure a well-located bungalow with attractive features and the added benefit of no chain. Early viewing is highly recommended.

POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Semi Detached Two Bedroom Bungalow
- Rented Solar Panels
- Gas Central Heating
- Desirable Location
- Detached Garage



Kitchen

3.81m x 2.01m (12' 6" x 6' 7") Fitted with a range of wall and base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Space and plumbing for a freestanding gas cooker, washing machine and fridge freezer. Tiled splash backs, uPVC windows to the front and side aspects, radiator, carpet flooring, ceiling light fitting and uPVC door.

Lounge

4.9m x 3.38m (16' 1" x 11' 1") With a feature electric fire having a brick surround and tiled hearth. Bay window to the front aspect, rose ceiling light, radiator, carpet flooring, BT and TV points.

Inner Hall

With carpet flooring, and loft access.

Shower Room

1.93m x 2.01m (6' 4" x 6' 7")

Fitted with a three piece suite comprising of shower cubicle with electric shower, low flush WC and hand wash basin set within a vanity unit. Obscure uPVC window to the side aspect, vinyl flooring, radiator, fully tiled walls and ceiling light fitting.

Bedroom One

2.39m x 3.65m (7' 10" x 12' 0") With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

Bedroom Two

2.74m x 3.02m (9' 0" x 9' 11") with carpet flooring, wooden bi folding doors to the conservatory, pendant light fitting and radiator.

Conservatory

2.66m x 2.36m (8' 9" x 7' 9") With tiled flooring, radiator, wall light fitting and French doors to the rear garden.

Externally

The front of the property is enclosed and is mainly laid to lawn with a pathway leading to the side door. To the rear of the property is a low maintenance garden which benefits from a patio area and lawn with a wooden gate giving access to the off road parking and garage.

Garage

With metal up and over door to the front aspect and a single wooden door to the rear giving access from the garden. Power and lighting.

MATERIAL INFORMATION

Parking Types: Garage.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: B (91)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

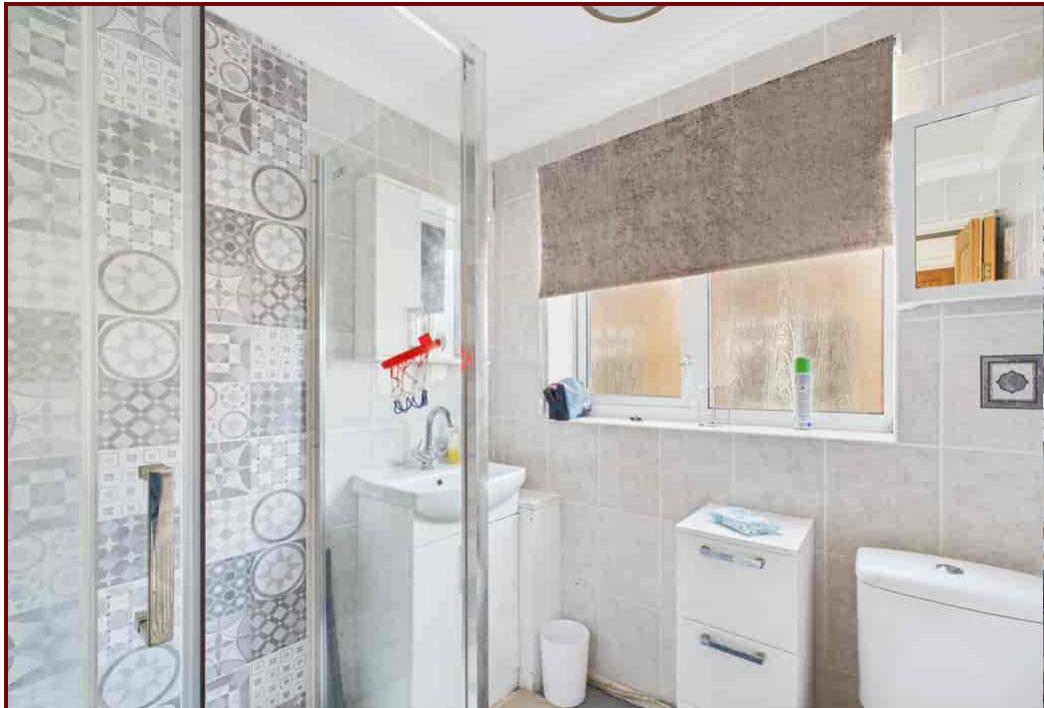
Any risk of coastal erosion? No

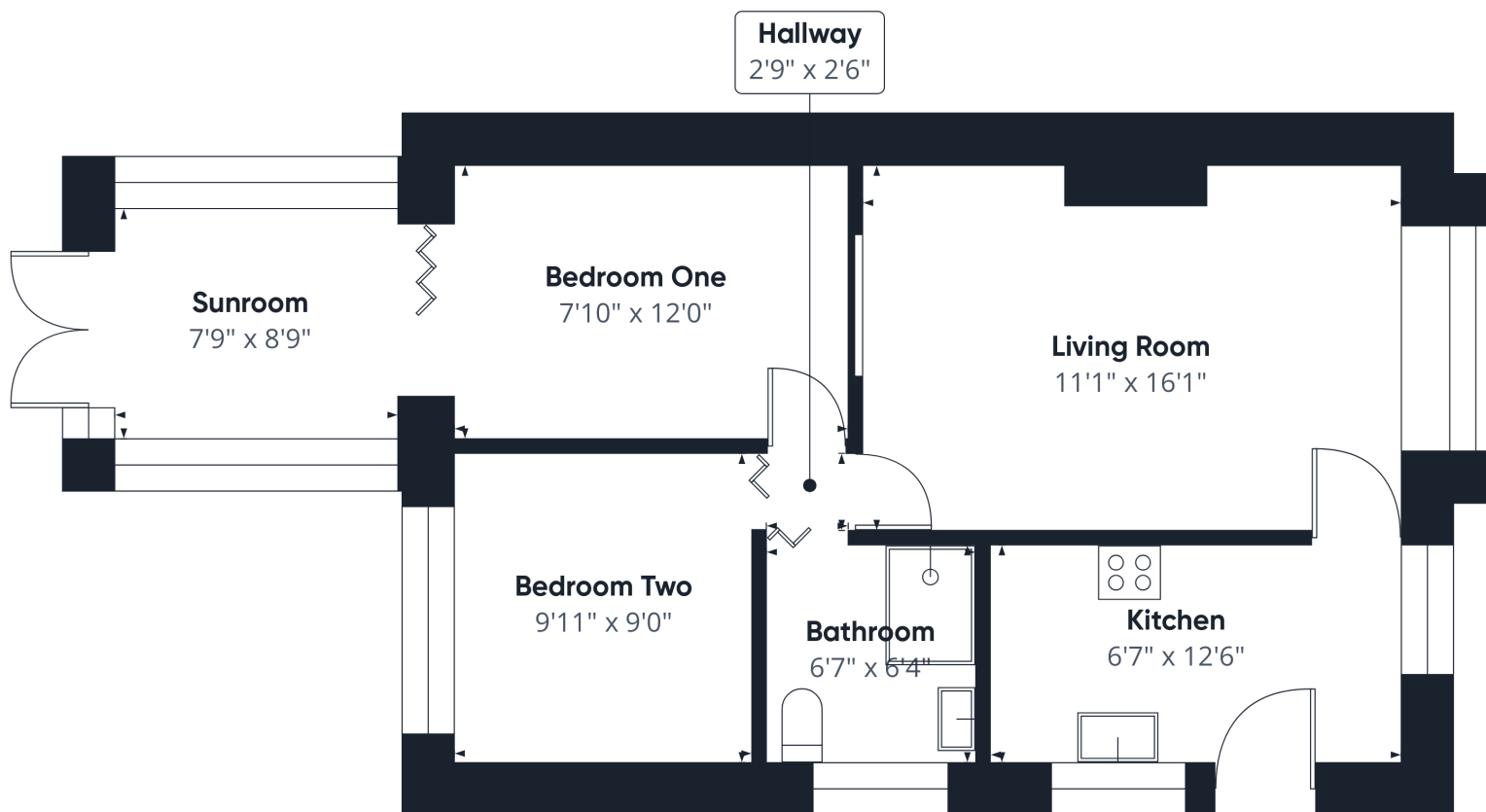
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Approximate total area⁽¹⁾
591 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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