

FOR  
SALE



**Tuxford Road, Boughton, Newark, Nottinghamshire NG22 9HU**

**£170,000 - Freehold**

**Chadwells**  
Estate & Letting Agents

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## PROPERTY SUMMARY

Desirable Location... A promising opportunity in Boughton...No Upward Chain...This three-bedroom semi-detached home, located in a popular residential area, is ready for its next chapter. It is simply calling out to those with a vision for transformation, this property eagerly awaits a new owner to restore its charm. Boasting a spacious lounge, separate kitchen and dining rooms to the ground floor with the first floor housing three good sized bedrooms, bathroom and separate WC. The property offers ample space for comfortable living. Externally both the front and rear of the property are mainly laid to lawn with the front. A side gate leads to the private enclosed rear garden. With its potential waiting to be unlocked, this property will appeal to both investors and first-time buyers with the added advantage of no upward chain. Contact our office today to arrange a viewing and avoid missing out.

## POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Three Bedroom Semi Detached
- Enclosed Rear Garden
- Perfect Property To Make Your Own
- New Gas Boiler September 2025
- Excellent Bus Routes



**Entrance Hall**

2.99m x 1.83m (9' 10" x 6' 0") Enter through the uPVC door into the entrance hall, with carpet flooring, stairs off to the first floor, doors leading to the living room and kitchen, radiator, understairs storage and ceiling light.

**Living Room**

3.5m x 4.34m (11' 6" x 14' 3") With a uPVC window to front aspect, carpet flooring, radiator, ceiling light, tiled fireplace and door leading to dining room.

**Kitchen**

3.43m x 3.05m (11' 3" x 10' 0") Fitted with a range of wall and base units, roll top work surfaces and stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, cooker and free standing fridge freezer, uPVC window to the side aspect and door leading to rear garden.

**Dining Room**

2.87m x 3.15m (9' 5" x 10' 4") UPVC window to rear aspect, radiator, ceiling light and doors leading to living room and kitchen.

**First Floor Landing**

1.09m x 2.61m (3' 7" x 8' 7") With carpet flooring, doors to the three bedrooms, bathroom and separate W/C, access to attic, storage cupboards and uPVC window to the side aspect.

**Bedroom One**

3.6m x 3.63m (11' 10" x 11' 11") UPVC window to the front aspect, radiator, built in wardrobe and ceiling light.

**Bedroom Two**

2.92m x 3.6m (9' 7" x 11' 10") UPVC window to the rear aspect, radiator, built in wardrobe and ceiling light.

**Bedroom Three**

2.44m x 2.64m (8' 0" x 8' 8") UPVC window to the front aspect, radiator and ceiling light.

**W/C**

0.84m x 1.65m (2' 9" x 5' 5") UPVC obscure window to side aspect, low flush w/c and ceiling light.

**Bathroom**

1.65m x 1.68m (5' 5" x 5' 6") UPVC obscure window to rear aspect, bath, pedestal wash basin, radiator and ceiling light.

**Externally**

Fenced private front garden which is mainly laid to lawn with established shrubs in borders and path leading to side and rear of property. Off road parking at the front of the property.

The rear garden is laid mainly to lawn with established shrubs around the borders, a patio seating area and brick storage shed.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Allocated.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (72)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

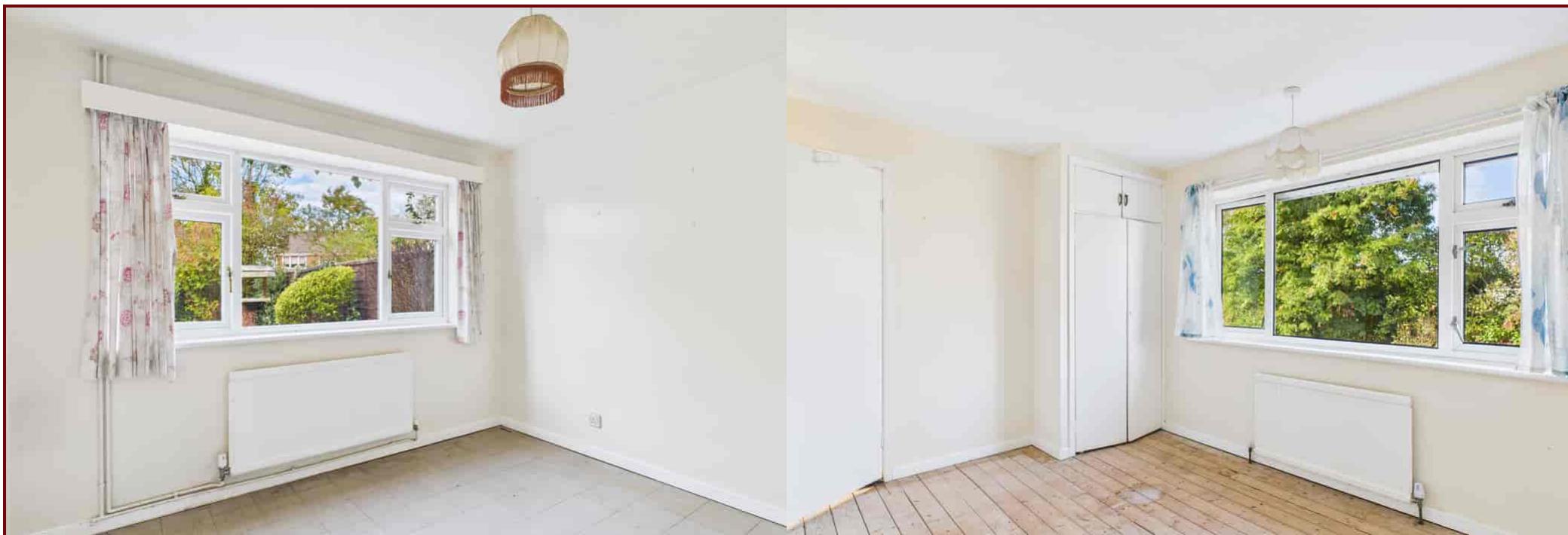
**Any risk of coastal erosion?** No

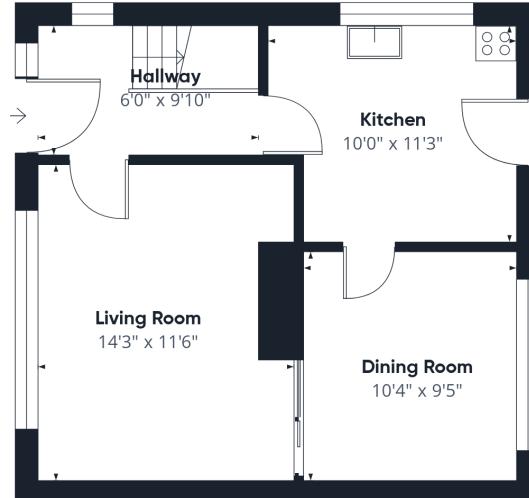
**Is the property listed?** No

**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

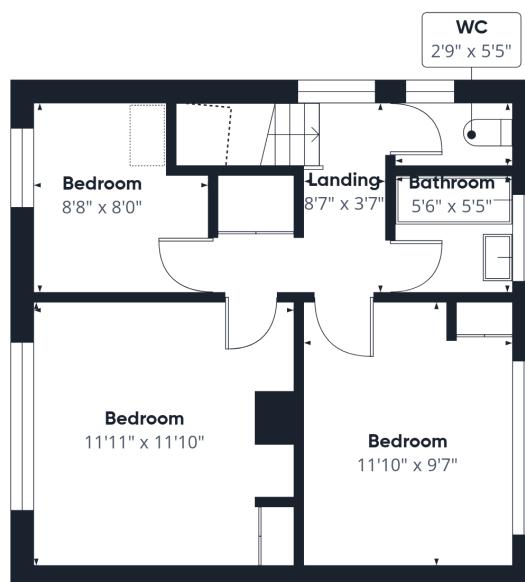




Approximate total area<sup>(1)</sup>

848 ft<sup>2</sup>

Floor 0



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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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