

FOR  
SALE



**Greenwood Crescent, Boughton, Newark, Nottinghamshire NG22 9HX**

**£130,000 - Freehold**

**Chadwells**  
Estate & Letting Agents

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## PROPERTY SUMMARY

We are acting in the sale of the above property and have received an offer of £ 130,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Offered For Sale With No Upward Chain... Situated in the popular village of Boughton, this three-bedroom semi-detached house offers an excellent opportunity for buyers looking to put their own stamp on a property.

Contact us today to arrange a viewing.

## POINTS OF INTEREST

- Three Generously Bedrooms
- Off-Road Parking
- Scope To Modernise Throughout
- Quiet Residential Location With Easy Access To Local Amenities
- Private Rear Garden
- Offered For Sale With No Upward Chain



**Entrance Hall**

Accessed through a uPVC door to the front aspect, ceiling light fitting, radiator, under stairs storage space and stairs off to the first floor landing.

**Lounge**

3.15m x 4.39m (10' 4" x 14' 5") With a decorative electric fire having a marble effect insert, hearth and a wooden surround. French doors to the rear garden, radiator, wall and ceiling light fittings.

**Dining Room**

3.07m x 3.12m (10' 1" x 10' 3") With uPVC window to the front aspect, radiator and rose ceiling light fitting.

**Kitchen**

3.05m x 3.05m (10' 0" x 10' 0") Fitted with a range of wall and base units with roll top worksurfaces over, inset with a stainless steel sink, drainer and mixer tap. Tiled flooring, uPVC window to the rear aspect, radiator, space and plumbing for washing machine and ceiling light fitting.

**Rear Porch**

With uPVC window to the side aspect, wooden door leading to the rear garden, laminate flooring and ceiling light fitting.

**First Floor Landing**

With uPVC window to the front aspect, pendant light fitting, loft access and built in storage cupboard housing the boiler.

**Bedroom One**

3.12m x 3.12m (10' 3" x 10' 3") With uPVC window to the front aspect, radiator and pendant light fitting.

**Bedroom Two**

3.10m x 3.12m (10' 2" x 10' 3") With uPVC window to the rear aspect, built in storage cupboard, radiator and pendant light fitting.

**Bedroom Three**

3.10m x 1.78m (10' 2" x 5' 10") With laminate flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

**Bathroom**

1.62m x 2.44m (5' 4" x 8' 0") Fitted with a three piece suite comprising off bath with electric shower over, low flush WC and sink set in a vanity unit. Obscure uPVC window to the side aspect, vinyl flooring, radiator and ceiling light fitting.

**Externally**

The front of the property offers ample off road parking with the added benefit of a lawn area. To the rear of the property is a low maintenance garden which is mainly laid to slab.

**Garage**

With metal up and over door.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (59)

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

**Flooding Sources:**

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

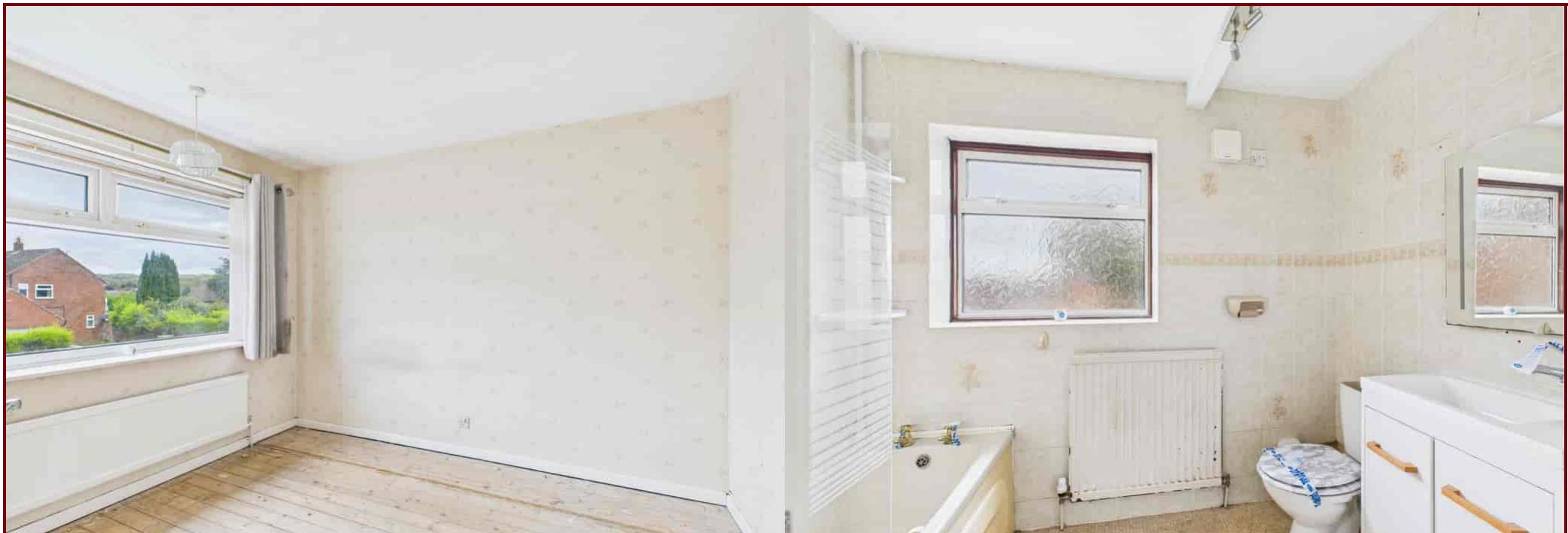
**Any risk of coastal erosion?** No

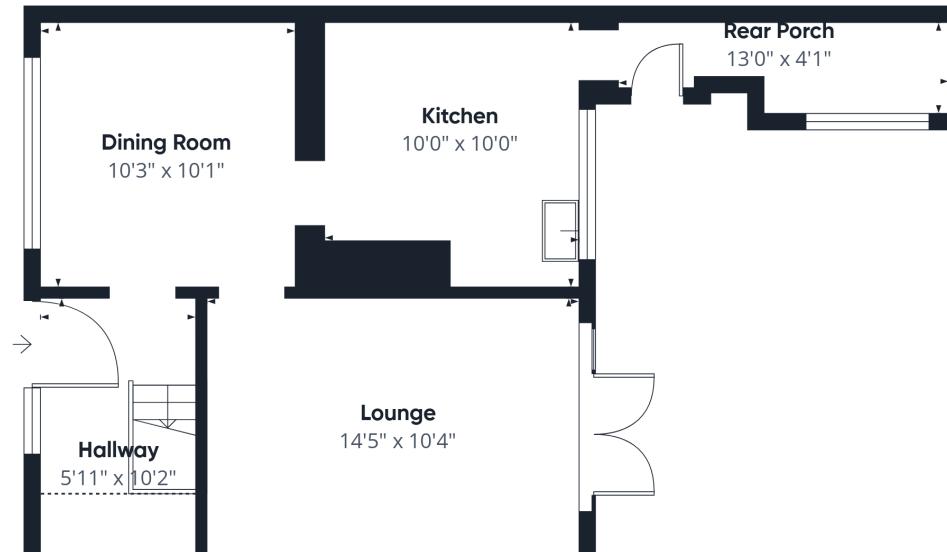
**Is the property listed?** No

**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





Floor 0

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

856 ft<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>



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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