

Beacon Hill Road, Newark NG24 2JJ



A two bedroom mid terrace property situated a short distance from Newark town centre. The property has been extensively refurbished to include new windows, kitchen, bathrooms, heating, decor and floor coverings. In addition to the two double bedrooms, the property has two excellent sized reception rooms, a galley kitchen and both ground and first floor bathrooms. The enclosed rear garden is south facing. Available for purchase with NO CHAIN.

£170,000







Situation and Amenities

The property is situated a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Lounge 12' 1" x 12' 0" (3.68m x 3.65m) (excluding bay window)

This excellent sized and well proportioned reception room has a square bay window to the front elevation. The focal point of the lounge is the fireplace (non working). As with the rest of the property, this room has been freshly decorated and recarpeted and has a lofty ceiling, deep skirtings, cornice to the ceiling, a ceiling light point and a radiator. A door leads into the inner hallway.

Inner Hallway

The inner hallway has a useful storage cupboard sited beneath the staircase, and a door opening leading through to the dining room.

Dining Room 12' 1" x 11' 11" (3.68m x 3.63m)

A further excellent sized and well proportioned reception room having a window to the rear elevation and a door opening providing access to the kitchen. Also from the dining room is the staircase leading to the first floor landing. The room has cornice to the ceiling, a ceiling light point and a radiator. Located to one side of the chimney breast are bespoke fitted storage cupboards.

Galley Kitchen 12' 6" x 6' 5" (3.81m x 1.95m)

The kitchen has a window to the side elevation and is fitted with an excellent range of contemporary base and wall units, complemented with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl sink and an integrated oven with ceramic hob and extractor hood above. In addition there is space and plumbing for a washing machine. The kitchen has cornice to the ceiling, recessed ceiling spotlights and a radiator. The central heating boiler is located here. From the kitchen doors provide access to the ground floor bathroom and the rear garden.

Ground Floor Bathroom 8' 0" x 6' 8" (2.44m x 2.03m) (at widest points)

The well appointed bathroom has two windows to the side elevation and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. The room is complemented with mermaid board and in addition has both wall and ceiling light points and a radiator.

First Floor Landing

The staircase rises from the dining room to the first floor landing which has doors into both double bedrooms and a ceiling light point.

Bedroom One 16' 2" x 12' 1" (4.92m x 3.68m)

An extraordinarily large double bedroom with two windows to the front elevation, fitted storage space sited above the staircase and also a further walk-in storage cupboard. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 12' 0" x 11' 11" (3.65m x 3.63m)

A further excellent sized double bedroom having a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator. A door leads into the en-suite bathroom.

En-suite Bathroom 12' 6" x 6' 10" (3.81m x 2.08m)

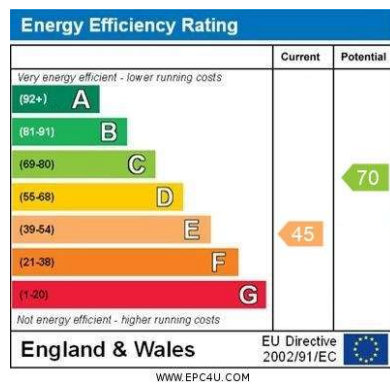
This very large en-suite has a window to the rear elevation and is fitted with a white suite comprising bath with shower mixer tap attachment and mains shower above. There is also a pedestal wash hand basin and WC. The room has a ceiling light point, an extractor fan and a heated towel rail.

Outside

To the front of the property is a small hard standing enclosed by a picket fence. A footpath leads to the front door. The south facing rear garden is fully enclosed and hard landscaped for ease of maintenance. There are a number of shrubs and plants and ample space for outdoor seating and entertaining. From the rear garden gated access, via the passageway, leads through to Beacon Hill Road.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for

GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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