



**Beacon Hill Road, Newark, NG24 2JJ**



**welcome to**

**Beacon Hill Road, Newark**

A well presented two bedroom semi-detached house ideally situated within a short walk/drive to Newark town centre, briefly comprising of Entrance hall, Kitchen/Diner, Living room, Two bedrooms, Family bathroom, Enclosed garden and Parking to the rear.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Radiator, under stairs storage cupboard and stairs leading to the first floor.

## Kitchen/Diner

15' 4" x 9' 8" ( 4.67m x 2.95m )

A range of low and eye level modern fitted units with part tiled walls, electric built in oven, electric hob, extractor fan, stainless steel sink with mixer tap and drainer, space for fridge/freezer, plumbing for washing machine and radiator. Double glazed window to the front and side. Gas fired central heating boiler installed in 2023.

## Living Room

16' x 11' ( 4.88m x 3.35m )

Spacious living room with two radiators, double glazed window to the rear and double glazed French doors to the garden.

## First Floor

### Landing

Airing cupboard with hot water tank and loft hatch access,

### Bedroom One

16' x 14' 2" ( 4.88m x 4.32m )

Two radiators and two double glazed window to the rear. There is potential to split into two bedrooms with a stud wall as there are two radiators, two windows and two doors onto the landing (subject to necessary consents).

### Bedroom Two

12' 3" x 9' 7" ( 3.73m x 2.92m )

Radiator and double glazed window to the front.

## Family Bathroom

Modern fitted bathroom with part tiled, WC, wash hand basin with vanity storage cupboard, bath with shower over with mixer tap, Obscured double glazed window to the front, radiator and extractor.

## Outside

### Front Garden

The front of the property benefits from a low maintenance gravel frontage with concrete sectional fencing.

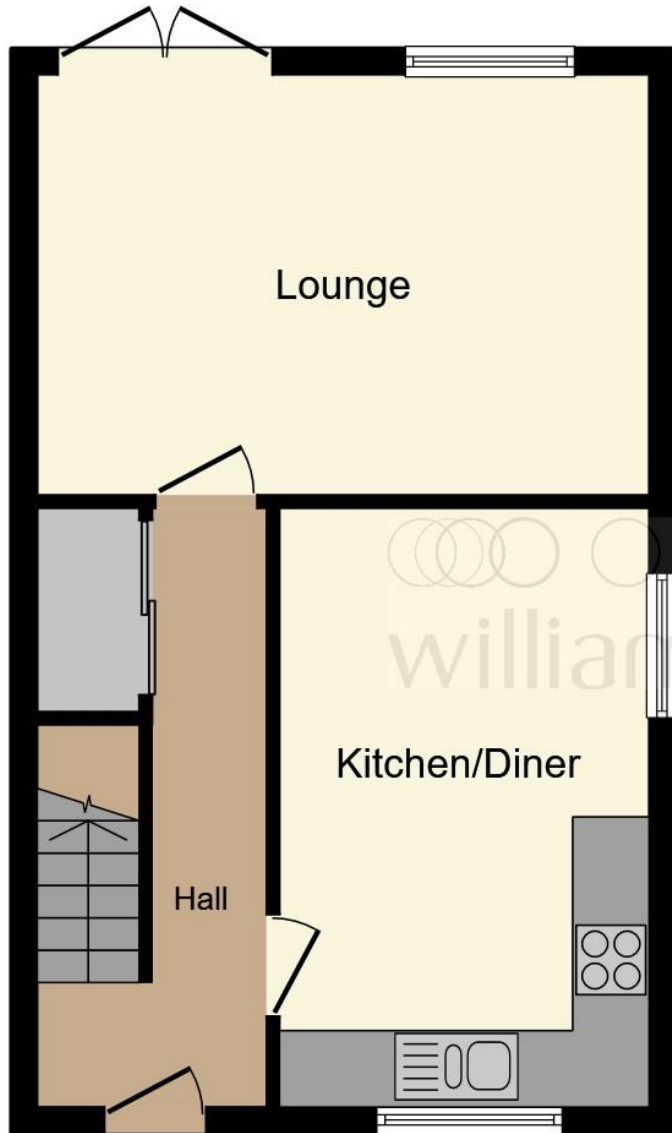
### Rear Garden

The rear of the property offers an enclosed garden with timber fencing, decked area, paved patio and artificial grass. There is also parking for one vehicle.

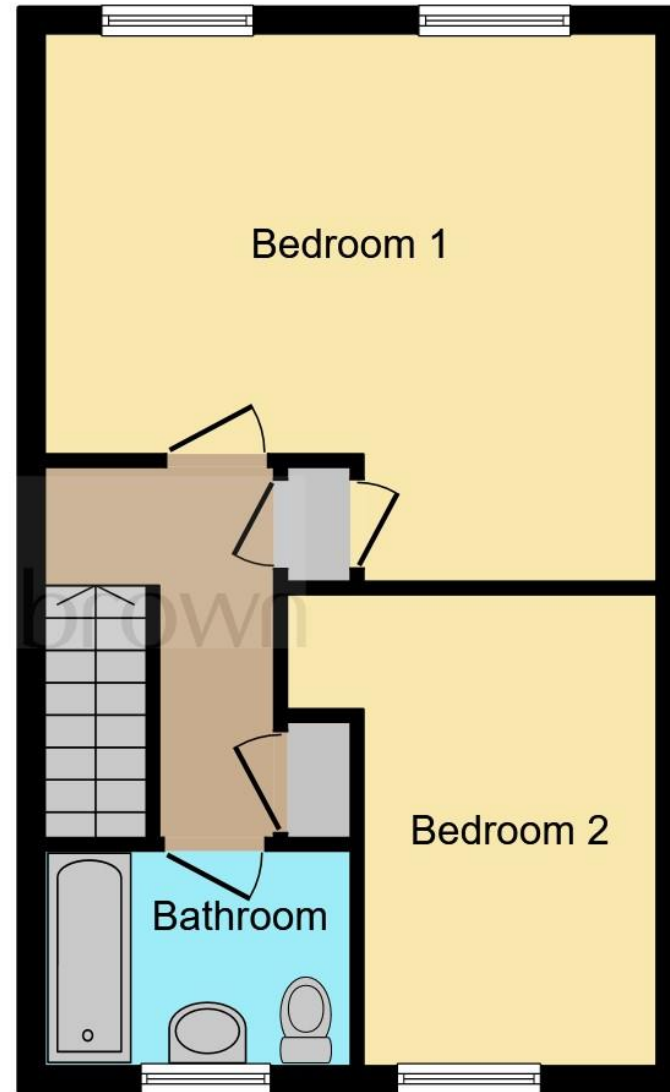


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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Beacon Hill Road, Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED HOUSE
- TWO BEDROOMS

Tenure: Freehold  
EPC Rating: C

guide price

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWK105330 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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