



Beeston Road, Newark NG24 1SN

welcome to

Beeston Road, Newark

**** FANTASTIC CORNER PLOT! **** This spacious three bedroom detached family home is situated on a fantastic corner plot and is in need of modernisation throughout. Briefly comprising of Entrance, Living room, Dining room, Kitchen, Lean-to, Three bedrooms, Family bathroom, Driveway, Garage and Gardens.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Porch

Leading in from a uPVC part glazed door with double glazed window to the front.

Entrance Hall

Access to the living room, dining room, kitchen and stairs rising to the first floor and large under stairs storage cupboard/pantry.

Living Room

14' 3" max x 10' 10" max (4.34m max x 3.30m max)
A spacious living room located at the front of the property with gas fire, radiator and double glazed window to the front.

Dining Room

10' 10" max x 11' 6" (3.30m max x 3.51m)
Leading off the entrance hall with gas fire, built in storage cupboard, radiator and single glazed window to the rear.

Kitchen

5' 6" x 8' 4" (1.68m x 2.54m)
A range of low level units with part tiled walls, stainless steel sink and drainer, space for cooker and space for under counter appliance. Additionally there is a double glazed window to the side.

Lean-To Conservatory

15' x 5' 7" (4.57m x 1.70m)
Leading off the kitchen with single glazed windows all around, door to the rear and worktop with plumbing for a washing machine and space for another under counter appliance. In addition there is an exterior tap.

First Floor Landing

First floor landing with loft hatch access and access to all three bedrooms and family bathroom.

Bedroom One

10' 6" max x 11' 6" (3.20m max x 3.51m)
A spacious DOUBLE bedroom with radiator and double glazed window to the rear.

Bedroom Two

10' 6" max x 11' (3.20m max x 3.35m)
A further DOUBLE bedroom with radiator and double glazed window to the front.

Bedroom Three

7' 11" x 7' 11" (2.41m x 2.41m)
A good size third bedroom with radiator and double glazed window to the front.

Family Bathroom

A three piece family bathroom with part tiled walls, WC, wash hand basin, bath with electric shower and obscured double glazed window to the rear.

Outside Front Garden

The front of the property offers a low level brick wall with gates leading to the front door.

Rear Garden

The rear of the property benefits from wrap around gardens with the driveway parking for two cars plus single garage which are located at the rear.

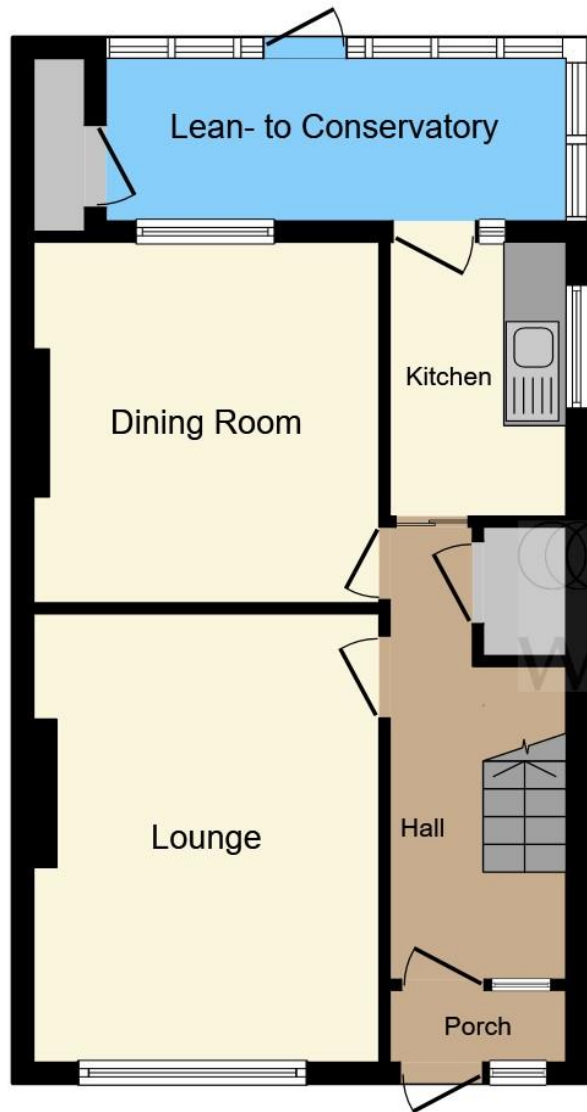
Garage

Single garage.



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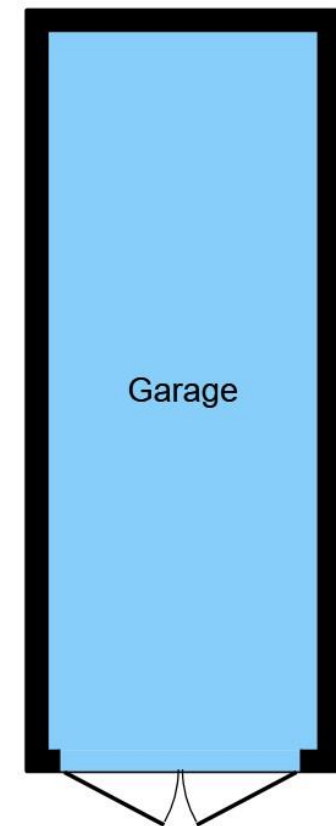




Ground Floor



First Floor



Garage

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

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Beeston Road, Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED THREE BEDROOM FAMILY HOME
- MODERNISATION REQUIRED

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105260 - 0006

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