



**19 Beacon Hill Road., Newark, Notts, NG24  
1NT**

**£174,950**  
Tel: 01636 611811

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PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

A mid terraced three bedroomed house with vehicular access and garage to the rear. The property has exceptionally spacious, light and airy rooms. The property is nicely presented and recently redecorated. The front and rear gardens are low maintenance. The enclosed rear garden leads directly to a private drive access and the single brick built garage. Central heating is gas fired.

The property is located just a few minutes walking distance from college, the town centre and Newark Northgate railway station with main line trains to London King's Cross and the north. Barnby Road Junior School, with a very good reputation, is also within easy walking distance of the property via Cross Street and Barnby Gate.

Internally, the rooms are particularly light and airy. There are French windows to the garden. The internal rooms doors, recently replaced, are a good quality oak finish.

The accommodation provides entrance hall, lounge, kitchen dining room, three bedrooms and a bathroom. The property is double glazed and has an EPC rating C,

The main house is constructed of brick elevations under a pitched roof with interlocking tiles. The semi-detached garage is constructed with brick elevations under a flat roof. The following accommodation is provided:

## GROUND FLOOR

### ENTRANCE HALL

With radiator.

### LOUNGE

14'3 x 12'2 (4.34m x 3.71m)



Front window providing plenty of light to this room. Fitted electric fire, cupboard under the stairs, radiator and opening to the kitchen dining room.



### KITCHEN DINING ROOM

15'5 x 10'2 (4.70m x 3.10m)



Base cupboards, wall cupboards, working surfaces incorporating a sink unit. Integrated electric oven, gas hob and hood. Radiator and centre opening French windows to the garden.

## FIRST FLOOR

### LANDING

With built in cupboard, and cupboard containing the Glow Worm gas fired central heating boiler. Hatch to the roof space.

### BEDROOM ONE

12'3 x 9'3 (3.73m x 2.82m)



Radiator and built in cupboard.

### BEDROOM TWO

10'4 x 9'3 (3.15m x 2.82m)



Radiator and built in cupboard.

### BATHROOM

7'2 x 6'2 (2.18m x 1.88m)



White suite providing bath, basin and low suite WC. Shower attachment over the bath. Radiator.



### BEDROOM THREE

6'11 x 5'10 (2.11m x 1.78m)



With radiator.

### OUTSIDE



The front garden has a mainly gravelled surface, paved pathway and a raised planter with brick surround. The low maintenance rear garden has paved and gravelled areas. There is a gate to the rear leading through to the private drive.

## **SINGLE GARAGE**

16' x 8' (4.88m x 2.44m)



With up and over door (the garage is the left hand garage situated directly behind the property, adjacent to communal parking spaces).

## **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property.

## **TENURE**

The property is freehold.

## **POSSESSION**

Vacant possession will be given on completion.

## **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **VIEWING**

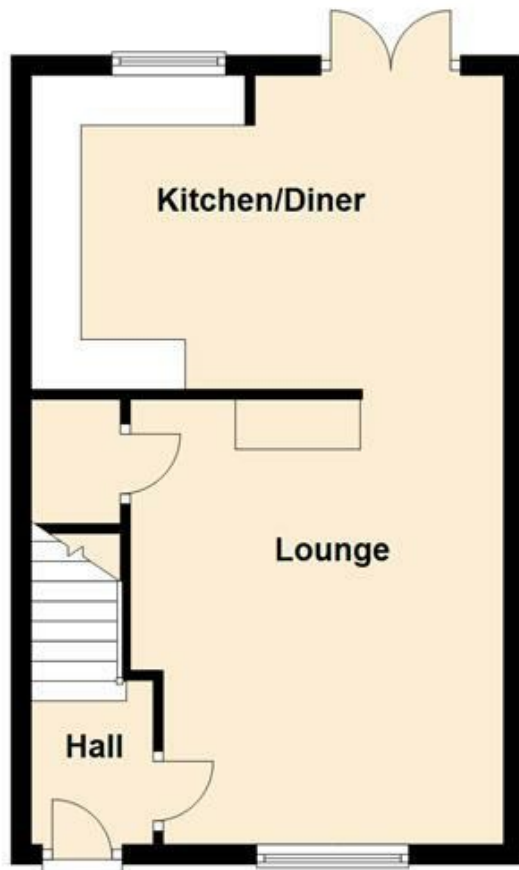
Strictly by appointment with the selling agents.

## **COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band B.

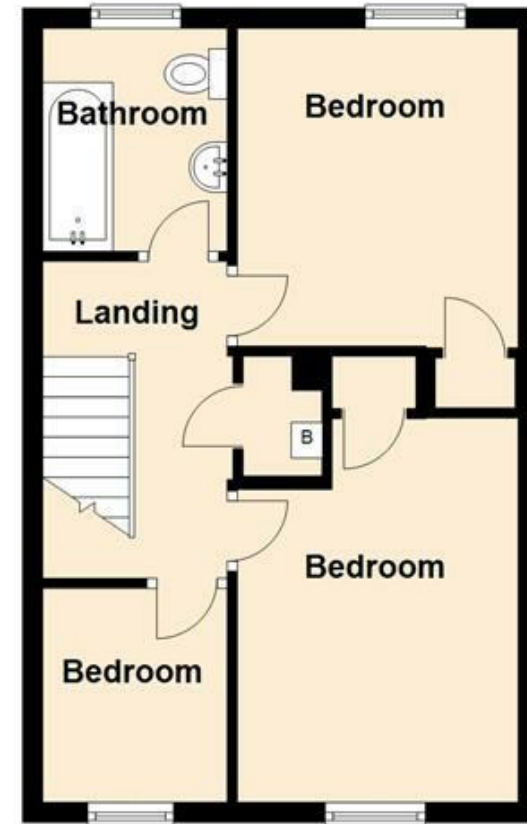
### Ground Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



### First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Total area: approx. 73.0 sq. metres (786.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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