



**Beech Cottage Town Street, Hawksworth,
Nottingham, NG13 9DB**

Guide Price £230,000
Tel: 01636 611 811

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

PRICE GUIDE £230,000 - £250,000 Beech Cottage, a semi-detached three bedrooomed period property is delightfully situated within the Hawksworth Conservation Area. The property stands on an enclosed gravelled forecourt frontage in this genuinely unspoilt and established residential area. Central heating is propane gas fired with panelled radiators. The property will require modernisation and in particular energy saving improvements.

The accommodation on the ground floor provides a kitchen with beamed ceiling, sitting room with corner fireplace, rear lobby and bathroom with shower attachment. The first floor provides a long landing and three bedrooms. Externally there is a useful lean to storage shed.

Hawksworth is a Nottinghamshire Conservation village lying 8 miles south of Newark, close to the villages of Flintham, Sibthorpe, Thoroton, Scarrington and Screveton. The larger settlement of Bingham is within 4 miles where there are facilities including shops and schools. The village is approached by country lanes with easy access to the A46 and A52 trunk roads. Nottingham approximately 12 miles. A focal point of the village is St Mary and All Saints Church, the brick tower noted as a pleasant oddity circa 1700 in the Gothic tradition. The fine stone Manor House stands close to the property with many interesting and notable houses in the vicinity.

Beech Cottage is attached to Bumble Bee Hall. There is a flying freehold with part of the first floor (Bedroom No 1) over part of the ground floor of Bumble Bee Hall. This is illustrated on the attached plans.

The property is constructed with brick elevations under a pantiled roof. The following accommodation is provided:

GROUND FLOOR

FRONT ENTRANCE DOOR

KITCHEN

12' x 11'9 (3.66m x 3.58m)



Heavily beamed ceiling, fitted wall cupboards, base units and working surfaces incorporating a sink unit. Freestanding cooker, double panelled radiator, sealed unit double glazed window.

SITTING ROOM

13'2 x 9'2 (4.01m x 2.79m)



Corner brick fireplace, beamed ceiling, double panelled radiator, single glazed window, staircase off to the first floor.

REAR ENTRANCE LOBBY

With radiator and single glazed window.

BATHROOM

10'7 x 4'8 (3.23m x 1.42m)



Bath with shower attachment, pedestal basin, low suite WC, radiator, single glazed window.

FIRST FLOOR

LANDING

With built in cupboard containing the Worcester propane gas fired central heating boiler.

BEDROOM ONE

12'6 x 10'11 (3.81m x 3.33m)
(overall including the flying freehold)



Double built in wardrobe containing the hot water cylinder. Radiator.

BEDROOM TWO

12'1 x 11'11 (3.68m x 3.63m)



Single glazed Yorkshire slider window, double panelled radiator.

BEDROOM THREE/STUDY

10'2 x 5'2 (3.10m x 1.57m)



Shelving, radiator, single glazed window.

OUTSIDE

A gravelled front forecourt and side area. Narrow strip to the rear of the property with provision for LPG tanks.

PLAN

A plan is attached to these particulars for identification purposes.

SERVICES

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

TENURE

The property has been in family ownership for many years. An application to Land Registry has been made for possessory Title. An Indemnity Policy will be provided at the Seller's expense.

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.

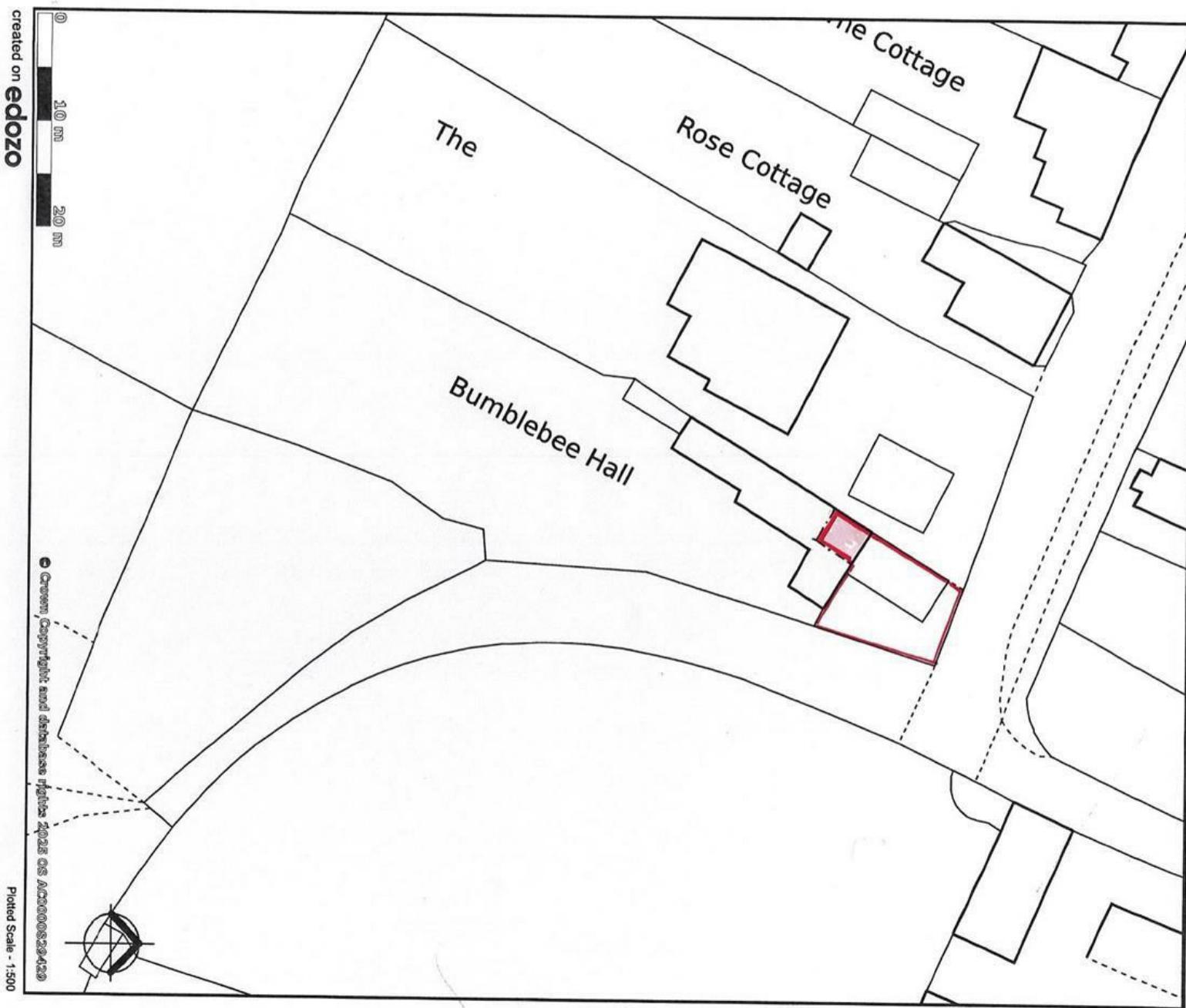
VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Rushcliffe Borough Council Tax Band D.

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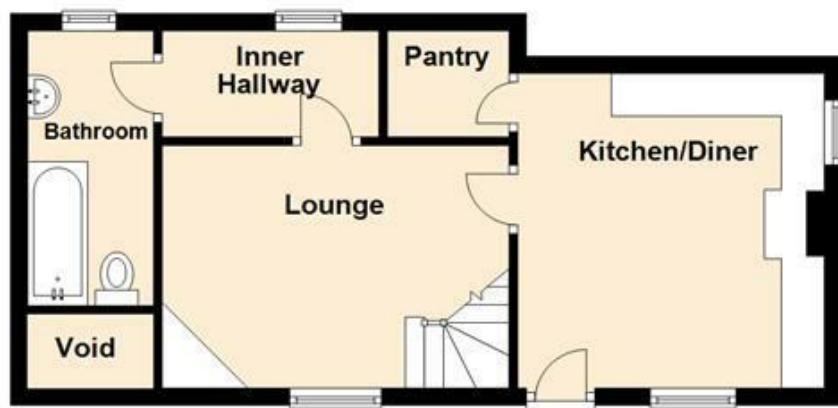


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Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)

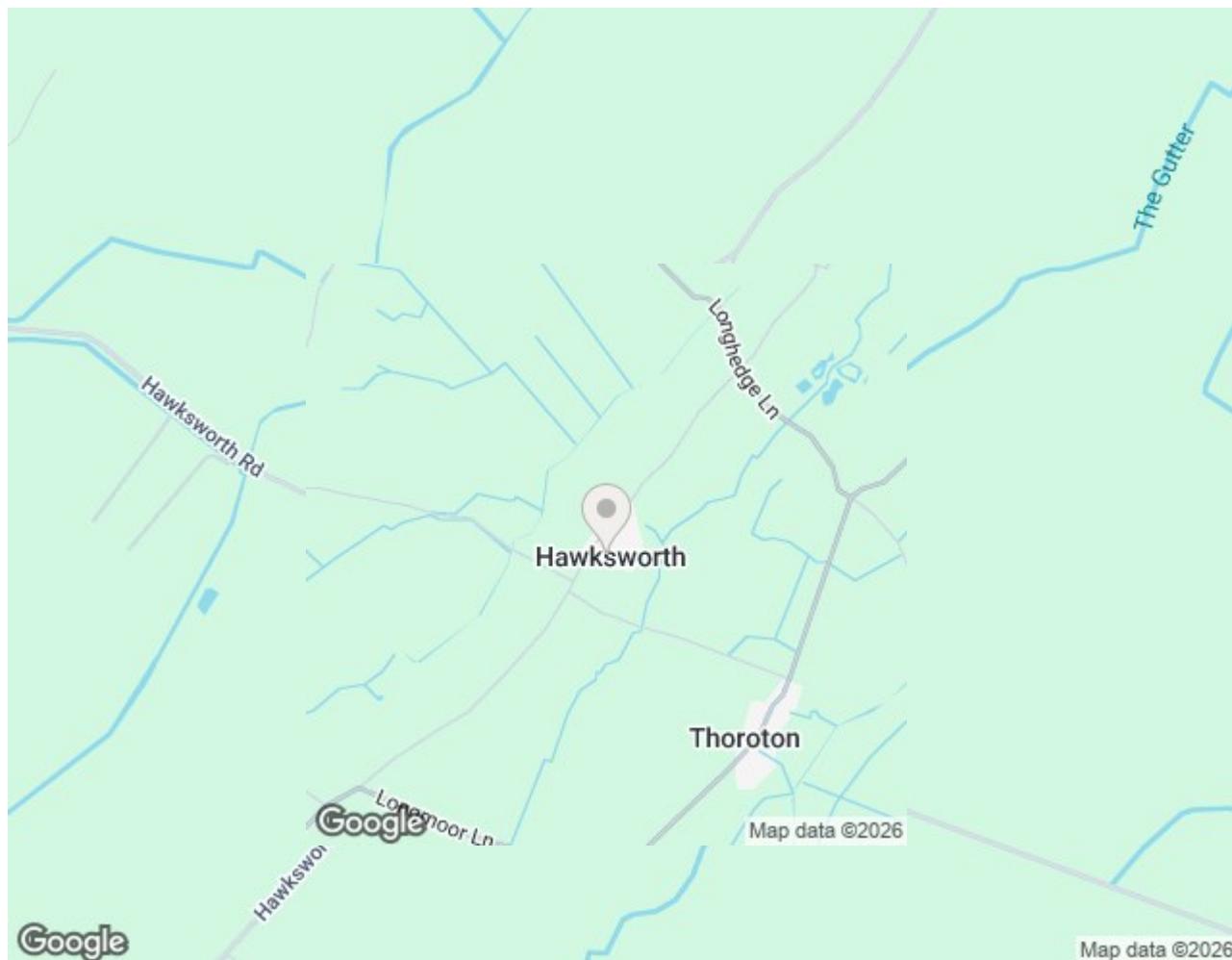


First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 76.6 sq. metres (824.1 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 64 | 17 |
| 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 firms 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 611 811



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