



66 Beacon Hill Road, Newark, NG24 1NY

£175,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A well-presented Victorian mid-terrace home, conveniently situated within approximately one mile of Newark Town Centre and under half a mile from Newark Northgate Railway Station. The property offers well-proportioned accommodation retaining its period charm, which is arranged over two floors and would be ideal for first-time buyers, commuters, or those looking for a character home in a practical and well-connected location.

The ground floor comprises an entrance hall with a useful WC, a fitted kitchen with a rear door providing access to the enclosed garden, and an open-plan living and dining room creating an excellent everyday living space. To the first floor there is a landing, two double bedrooms, and a spacious bathroom.

The property further benefits from uPVC double glazed windows and gas central heating, served by a modern Worcester Bosch Greenstar boiler.

Outside, the rear garden is designed for low maintenance and is predominantly paved, providing a pleasant patio terrace ideal for seating and entertaining. There is also a timber constructed summer house, offering useful storage or a relaxing garden retreat.

Beacon Hill Road is well placed for access to Newark Town Centre and Newark Northgate Railway Station, which can be reached via a convenient sheltered walkway, in under half a mile. The station provides fast rail connections to London King's Cross in around 75 minutes, making this an excellent choice for those requiring regular access to the capital, while the nearby A1 and A46 offer straightforward road connections to Nottingham, Lincoln and further afield

Viewing is highly recommended.

Newark is a thriving and historic market town offering an excellent blend of character, convenience and connectivity. The town is well known for its attractive Georgian Market Square, which hosts regular markets and events, and is surrounded by a wide variety of independent retailers, high street names and everyday amenities.

For shopping and day-to-day convenience, Newark offers a strong selection of supermarkets and services, including M&S Food Hall, Asda, Morrisons, Waitrose and Aldi. The town centre also provides a great choice of cafes, bars and restaurants, ranging from well-loved independents to familiar names such as Starbucks and Costa. Newark has also recently welcomed a Waterstones bookshop, complementing the town's already impressive range of independent and charity bookshops.

The town is well served by a range of primary and secondary schools, alongside healthcare facilities including Newark Hospital, making it an ideal location for families, professionals and downsizers alike.

This bay fronted mid-terrace Victorian house is likely to date from around 1900 and is constructed of brick under a concrete interlocking tiled roof covering. The central heating is gas fired and there are UPVC double glazed replacement windows. The living accommodation is arranged over two levels and can be further described as follows.

GROUND FLOOR

ENTRANCE HALL

24'5 x 3'2 (7.44m x 0.97m)

UPVC double glazed front entrance door, radiator. Staircase leading to first floor. Archway and moulded ceiling cornice. Door and steps leading to cellar.

CELLAR COMPARTMENT

11'6 x 7'4 (3.51m x 2.24m)

(plus 4'5 x 4'7)



Brick floor, uPVC double glazed basement window, radiator, light. Potential for conversion to a sub-terranean living room subject to the relevant permissions.

COAL CELLAR

8'1 x 9'10 (2.46m x 3.00m)

LIVING ROOM

14'5 x 12'1 (4.39m x 3.68m)

(measurement into bay window).



Radiator, moulded ceiling cornice. Walk in bay with uPVC double glazed window to front elevation, marble fireplace. Open plan to:

DINING ROOM

11'1 x 10'5 (3.38m x 3.18m)



Radiator, uPVC double glazed French doors giving access to the rear garden. Wooden fire surround. Recessed shelving and built in cupboard, cove ceiling.

LOBBY

Built in cupboard with double centre opening doors, double power point, space for a fridge or freezer.

WC

4'2 x 3'2 (1.27m x 0.97m)



UPVC double glazed window to the side. White suite comprising wash hand basin and low suite WC. Radiator.

There are well appointed and stylish fully tiled walls incorporating four mirrors. Folding door.

KITCHEN

9'10 x 9'8 (3.00m x 2.95m)



Radiator, uPVC double glazed window to the side. Ceramic tiled floor covering, uPVC double glazed rear entrance door. Modern kitchen units comprise base units and drawers with working surfaces above, with inset stainless steel one and a half bowl sink and drainer. Tiling to splashbacks. Eye level wall mounted cupboards, plumbing and space for a dishwasher and automatic washing machine. Space for a dryer, Cannon Oakley freestanding gas cooker with hob and oven.

FIRST FLOOR

LANDING

15'5 x 5' (4.70m x 1.52m)



Leading to:

BEDROOM ONE

14'8 x 11'11 (4.47m x 3.63m)



Radiator, two uPVC double glazed windows to front elevation, two fitted wardrobes with louvred doors and hanging rails.

SIDE LANDING LEADING TO:

6'9 x 3'8 (2.06m x 1.12m)

Built in airing cupboard housing Worcester Bosch Greenstar combination gas fired central heating boiler,

radiator and latted shelving. Loft access hatch with ladder. The loft space is part boarded.

FAMILY BATHROOM

10'4 x 7'11 (3.15m x 2.41m)



UPVC double glazed window to the rear, part tiled walls, radiator. Modern white suite comprising pedestal wash hand basin, low suite WC, panelled bath. Wall mounted electric Mira Sport shower over, tiling to splashbacks and a glass shower screen.

BEDROOM TWO

10'6 x 9'9 (3.20m x 2.97m)



With radiator, uPVC double glazed window to rear elevation.

BOX ROOM

3'11 x 2'8 (1.19m x 0.81m)

With uPVC double glazed window, potential to convert to an en-suite.

OUTSIDE



To the frontage there is a brick boundary wall and a paved forecourt connecting to the front of the house. To the rear there is an enclosed garden with a concrete yard and

paved area making a pleasant patio terrace and easy to maintain area. Trees include a fig tree, pear tree and Dwarf Fuji Cherry. The south facing rear garden is enclosed with close boarded wooden fence with a wooden gate at the rear connecting to a shared, passageway leading to Cross Street.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired powered by a Worcester Bosch Greenstar combination boiler.

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.

POSSESSION

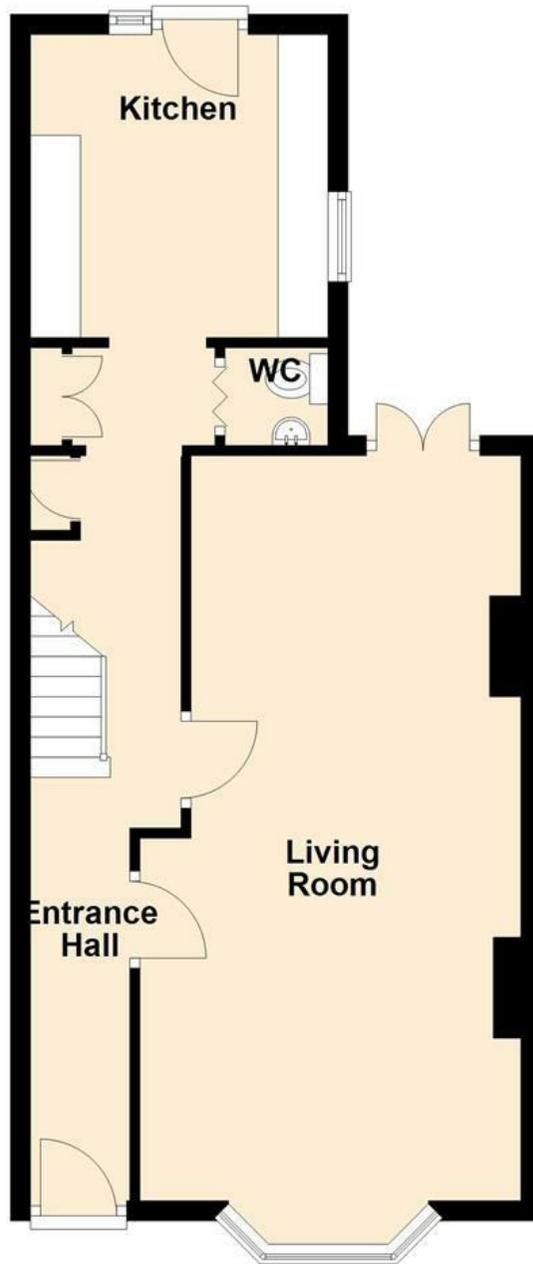
Vacant possession will be given on completion.

COUNCIL TAX

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

Ground Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



First Floor

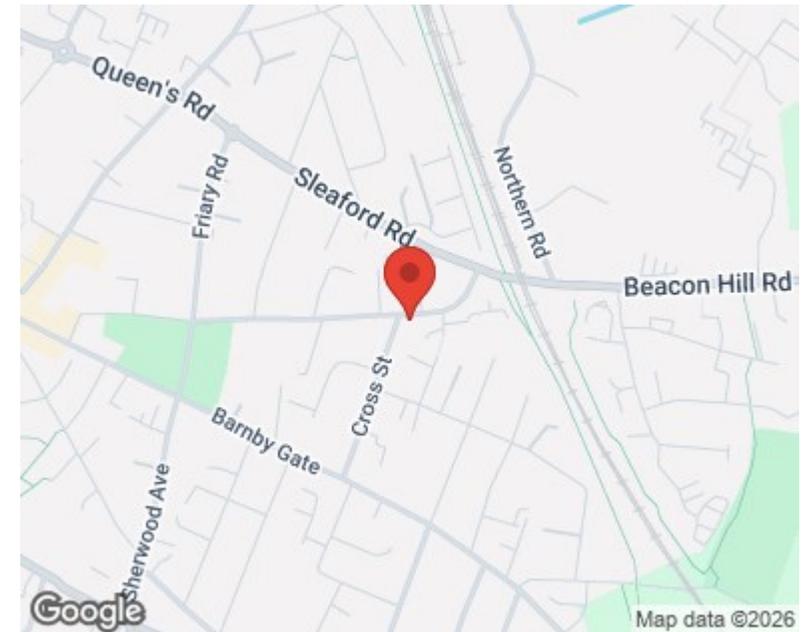
Approx. 48.4 sq. metres (521.4 sq. feet)



Total area: approx. 97.4 sq. metres (1048.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 611 811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers