

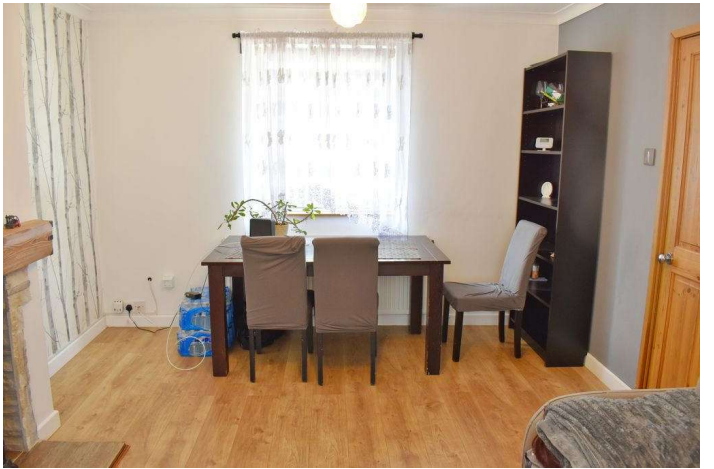
Beech Avenue, Newark NG24 4DY

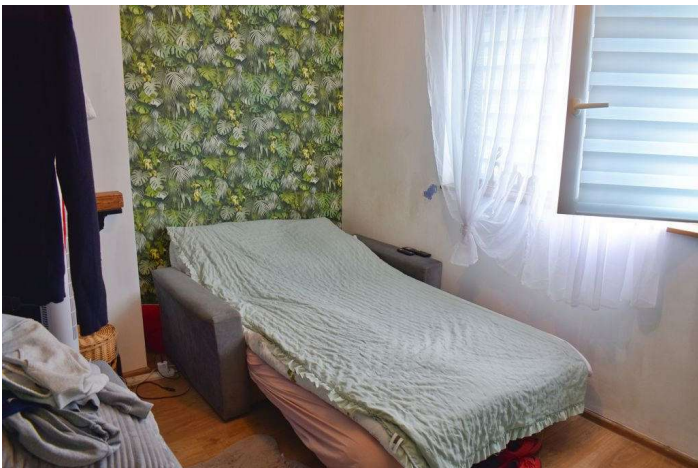
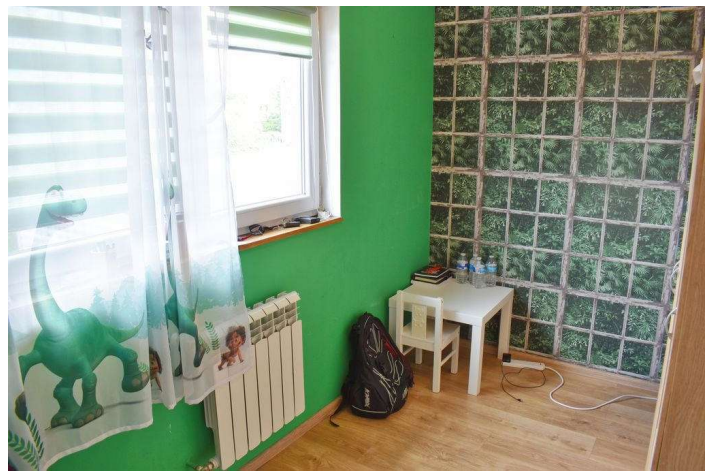
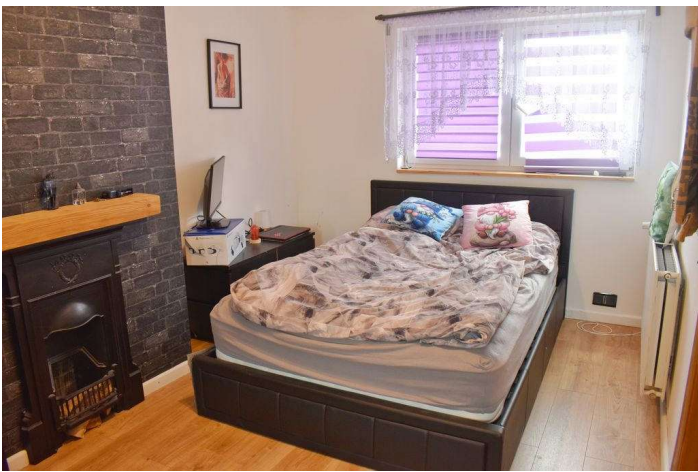


SPACE TO GROW, PARKING TO SPARE AND NO CHAIN TO SLOW YOU DOWN — this three bedroom semi-detached home combines generous living, superb outdoor space and a popular location!

Inside offers a well-proportioned lounge, kitchen, ground floor WC and first floor bathroom. Outside, a large rear garden provides plenty of space, while off-street parking accommodates several vehicles. Double glazing and gas central heating add comfort. Early viewing is essential.

£170,000





Situation and Amenities

This property is situated in a residential location in the market town of Newark on Trent. Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

This spacious hallway has stairs leading to the first floor, an opening to the kitchen, door to the downstairs WC and a door leading to the lounge. There is a ceiling light point, laminate flooring, and a useful storage cupboard with a window to the rear elevation.

Groundfloor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC. There is a ceiling light point and laminate flooring.

Lounge 15' 4" x 10' 8" (4.67m x 3.25m)

This spacious lounge has windows to the front and rear elevations, a log burning stove, laminate flooring, a ceiling light point and a radiator.

Kitchen/Diner 15' 4" x 9' 1" (4.67m x 2.78m)

The kitchen/diner has a window to the front elevation and a door leading out to the rear garden. The kitchen is fitted with a range of base and wall units with wooden work surfaces. There is a double stainless steel sink, and space for a washing machine and fridge freezer. Integrated appliances include an oven, gas hob with extractor over, and a dishwasher. The room has two ceiling light points, a radiator and laminate flooring.

Bedroom One 15' 4" x 11' 1" (4.67m x 3.38m)

A good sized double bedroom having a feature fireplace (non working) and windows to the front and rear elevations. The bedroom has laminate flooring, a ceiling light point, a radiator and a built in cupboard.

Bedroom Two 11' 10" x 8' 11" (3.60m x 2.71m)

A further double bedroom with a feature fireplace (non working), a window overlooking the front elevation, a ceiling light point, laminate flooring and a radiator.

Bedroom Three 11' 10" x 6' 5" (3.60m x 1.96m)

The third bedroom has a window to the rear elevation, laminate flooring, a ceiling light point and a radiator

Shower Room 5' 10" x 5' 7" (1.79m x 1.69m)

The shower room is fitted with a corner shower cubicle, low level WC, wash hand basin with storage beneath, wall mounted mirror cabinet and heated towel rail. There is an opaque window to the front elevation, ceiling light point, extractor fan and laminate flooring.

Front garden

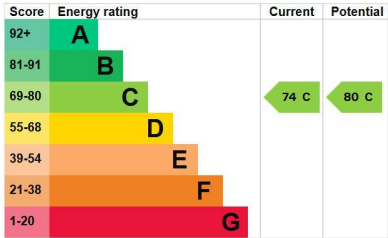
The front garden has a concrete driveway with further gravelled area which provides ample parking for several vehicles. There is also an outside tap.

Rear Garden

The rear garden is predominately laid to lawn and has a wooden decked area for entertaining. There are two sheds which are included in the sale, and also a useful storage cupboard which is integral to the property but accessed from the garden. There is access to the side of the property leading to the front garden.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

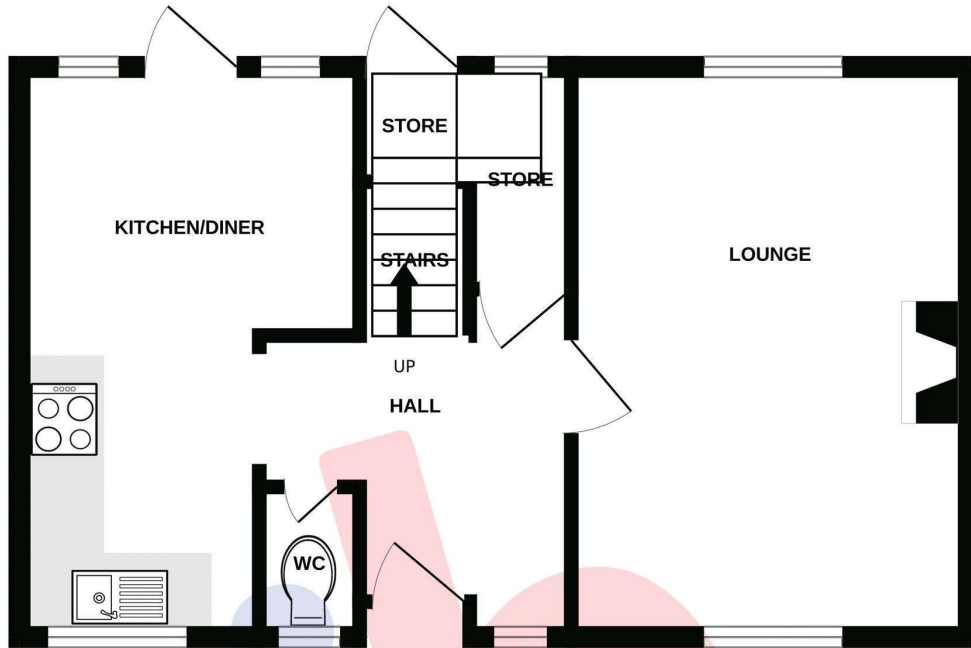
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007678 07 October 2026



GROUND FLOOR



1ST FLOOR

