



Beacon Hill Road, Newark



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Guide Price £170,000 to £180,000



Key Features

- Semi Detached Home
- Undergone Significant Renovation
- Three Bedrooms & Bathroom
- Lounge & Garden Room
- Kitchen & Side Porch
- Detached Garage & Driveway
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Having undergone extensive renovation and structural work, this semi-detached home has been fully modernised internally to represent a home ready to move straight into. The property hugely benefits from its SOUTH FACING REAR GARDEN and the unusual benefit of a DETACHED SINGLE GARAGE and driveway.

The property's accommodation comprises to the ground floor: useful side porch, entrance hallway, spacious lounge, garden room with sliding doors to the rear garden, and a superb kitchen space that has a utility cupboard, and appliances to include an electric oven, electric hob and integrated fridge/freezer. The first floor has three well-proportioned bedrooms and a quality family bathroom suite.

Outside, this home enjoys a block paved driveway to the side of the detached single garage. The rear garden boasts a wonderful degree of privacy, is south-facing and has both a paved and lawned area, with further timber outbuildings for storage. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, in depth Local School Information, Transport Links, etc.

Agent's Note - Structural Adequacy

The property has undergone a significant amount of renovation work as well as structural work caused by historic structural movement. A CERTIFICATE OF STRUCTURAL ADEQUACY has been provided for the remedial works carried out to rectify this issue, these works have been guaranteed for 25 years. For more information, please contact the office.

ACCOMMODATION - Rooms & Measurements

Entrance Porch 10'1" x 3'9" (3.1m x 1.1m)

Entrance Hall 5'6" x 5'1" (1.7m x 1.5m)

Lounge 14'7" x 11'1" (4.4m x 3.4m)

Garden Room 12'9" x 8'7" (3.9m x 2.6m)

Kitchen 14'8" x 11'5" (4.5m x 3.5m)

maximum measurements

Utility Cupboard 3'8" x 3'8" (1.1m x 1.1m)

First Floor Landing

Bedroom One 14'7" x 11'1" (4.4m x 3.4m)

maximum measurements

Bedroom Two 9'4" x 8'7" (2.8m x 2.6m)

Bedroom Three 7'11" x 6'3" (2.4m x 1.9m)

Bathroom 8'8" x 4'10" (2.6m x 1.5m)

Detached Garage 19'11" x 9'4" (6.1m x 2.8m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,080 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

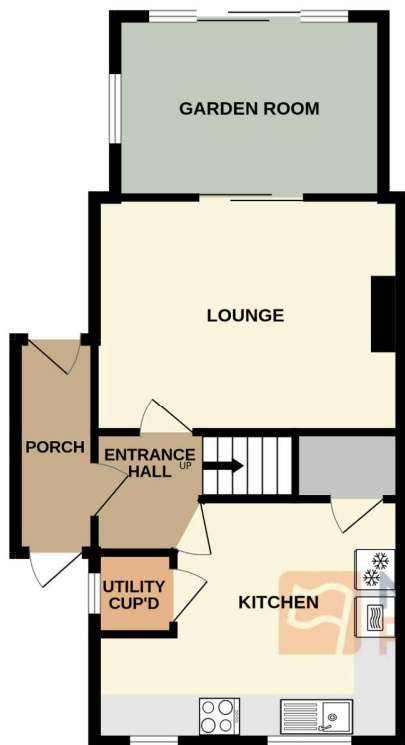
Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

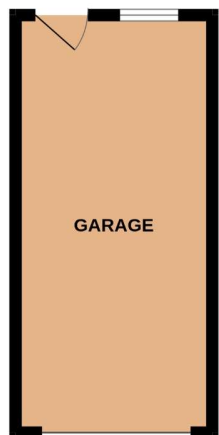
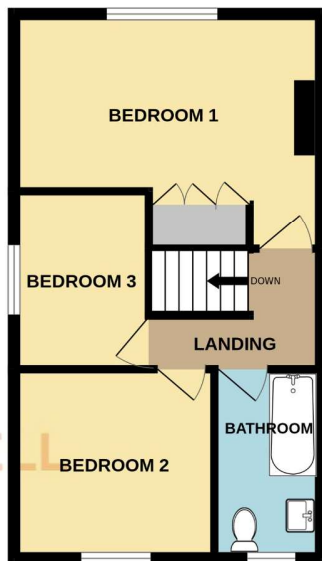
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

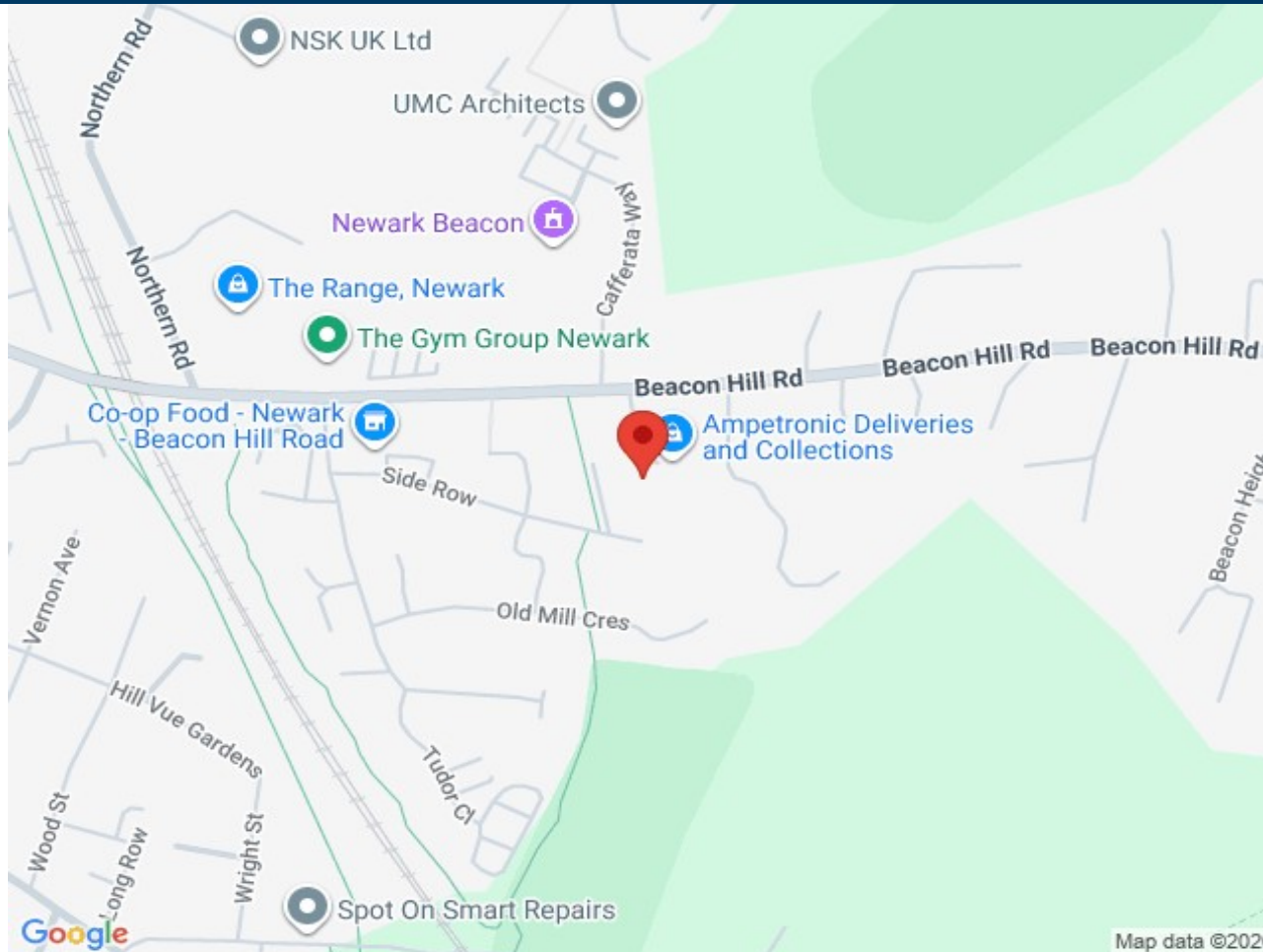
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

