



**124 Beacon Hill Road, Newark,
Nottinghamshire, NG24 2JJ**

No Chain £150,000
Tel: 01636 611811

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

A traditionally built semi detached 3 Bedroom family house, set back from the main road with a pleasant and secluded rear garden. No Onward Chain.

The property offers the following living accommodation over 2 floors; Entrance Hall, Lounge, Dining Kitchen on the ground floor with 3 Bedrooms and a Bathroom on the first floor. The central heating system is gas fired with a modern Worcester Bosch combination boiler and the windows are UPVC double glazed. Ideal for a first time buyer or young family. The Town centre is only just a little over one mile away and offers an excellent range of amenities. There is a large co-operative store within a 5 minute walk.

Newark is conveniently situated within commuting distance of Nottingham and Lincoln, there are fast trains available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes. There are nearby connections to the A1 and A46 dual carriageways allowing fast journey times to the major centres. Newark is a vibrant market town with a variety of amenities which include; Asda, Morrisons, Waitrose and Aldi supermarkets. There is an attractive Georgian Market Square with regular markets and a variety of niche and chain shops. There is a range of quality cafes, bars and restaurants around the town centre including Starbucks and Costa. Newark has primary and secondary schooling of good repute and general hospital.

The property is constructed of Brick elevations under a tiled roof covering, the living accommodation is further described in detail as follows;

GROUND FLOOR

LOUNGE

14'10 x 11'2 (4.52m x 3.40m)



UPVC rear facing window over looking the secluded rear garden. Double radiator. Laminated floor covering and a feature fireplace.



ENTRANCE HALL

UPVC side entrance door, Radiator and staircase leading to first floor.

DINING KITCHEN

14'10 x 11'8 (4.52m x 3.56m)



Modern Worcester Bosch Gas fired combination central heating boiler. UPVC windows to the front and side elevations. Large Radiator. Space for a dining table. Fitted range of kitchen units comprising of Base units with cupboards and drawers, working surfaces above with an inset stainless steel sink and drainer, plumbing for a washing machine, fitted appliances including electric oven and hob. Wall mounted cupboards. Large walk in pantry. Halogen ceiling lights.



FIRST FLOOR LANDING

Loft access hatch.

BEDROOM ONE

14'10 x 11'4 narrowing to 8'8 (4.52m x 3.45m narrowing to 2.64m)



A spacious main bedroom with a rear facing UPVC double glazed window overlooking the garden. Large radiator.

BEDROOM TWO

9'6 x 8'9 (2.90m x 2.67m)

UPVC double glazed front facing window. Radiator.

BEDROOM THREE

8'6 x 6'2 (2.59m x 1.88m)



Radiator and a UPVC window to the side elevation.

BATHROOM

8'9 x 5' (2.67m x 1.52m)



White suite comprises a Low suite W.C, Pedestal wash hand basin and a panelled bath with an electric shower over. Part tiled walls. Built in cupboard. Radiator and UPVC double glazed window to the front. LED ceiling lights.

OUTSIDE



The house is set back from the main road and approached from an access road, to the front there is an enclosed gravelled driveway with centre opening entrance gates and parking for 2 cars.

A paved path gives access along the side of the house and

leads to the secluded rear garden, this long garden is laid to lawn extending to the rear boundary. Timber built garden shed.



SERVICES

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

TENURE

The property is freehold.

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.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 611811



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