


# Beacon Hill Road, Newark

3 1 2 D

OLIVER REILLY



# Beacon Hill Road, Newark

## Guide Price £190,000 - £200,000

- SUBSTANTIAL PERIOD TOWN HOUSE
- FLEXIBLE FOUR-STOREY LAYOUT
- TWO/ THREE VERSATILE RECEPTION ROOMS
- LOW-MAINTENANCE SOUTH-FACING GARDEN
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- TWO/ THREE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- SUPERB MODERN FOUR-PIECE BATHROOM
- EASE OF ACCESS ONTO THE A1 & A46
- EXCELLENT CONDITION! A MUST VIEW! Tenure: Freehold. EPC 'D'

Guide Price: £190,000 - £200,000. CHARACTER, SPACE & VERSATILITY COMBINE!

This impressive four-storey Victorian townhouse offers over 1,100 sq ft of flexible living accommodation, conveniently located within walking distance of Newark Town Centre, with excellent access to local amenities and onto the A1/A46.

Boasting GENEROUS ROOM PROPORTIONS THROUGHOUT! this substantial home offers an exciting combination of traditional character and modern convenience.

The spacious accommodation comprises: entrance porch, charming bay-fronted lounge, inner hallway and an adaptable sitting room/ third bedroom.

The lower-ground floor boasts a MODERN DINING KITCHEN and a versatile additional reception/ family room, currently used as a home cinema room! Also ideal for a home office, snug or hobby room.

The first floor provides a generous double bedroom with integrated storage and a LUXURIOUS FOUR-PIECE BATHROOM. A further spacious double bedroom occupies the second floor.

EXTERNALLY, the property enjoys a generous, fully enclosed SOUTH-FACING rear garden, thoughtfully designed for minimal maintenance & maximum enjoyment! Featuring a wonderful covered outdoor entertainment space, with outdoor power, perfect for relaxing! A secure rear gate provides access to a communal parking area, with no shared access across the garden. On-street parking is also available to the front, on a first come, first served basis.

Further benefits include uPVC double glazing throughout and gas central heating via a modern combination boiler.

A SUBSTANTIAL HOME WITH ENDLESS POTENTIAL! Combining generous proportions, versatile accommodation and a convenient central location, this fantastic Victorian property really MUST BE VIEWED in order to be fully appreciated!







**ENTRANCE PORCH:** 4'5 x 1'8 (1.35m x 0.51m)

**BAY-FRONTED LOUNGE:** 14'4 x 12'5 (4.37m x 3.78m)

**INNER HALL:** 12'4 x 5'2 (3.76m x 1.57m)
Max measurements provided.

**SITTING ROOM/ BEDROOM 3:** 12'4 x 9'5 (3.76m x 2.87m)

**BASEMENT LEVEL:**
Accessed from the lounge. Providing access to the lower reception room and breakfast kitchen.

**KITCHEN/DINER:** 12'3 x 11'8 (3.73m x 3.56m)

**MULTI-PURPOSE FAMILY ROOM:**

**FIRST FLOOR:**
Hosting the master bedroom and large four-piece bathroom.

**FIRST FLOOR LANDING:** 5'7 x 5'3 (1.70m x 1.60m )
Max measurements provided.

**MASTER BEDROOM:** 12'5 x 11'10 (3.78m x 3.61m)

**LARGE ATTIC BEDROOM TWO:** 11'2 x 9'2 (3.40m x 2.79m)

**SUPERB FOUR-PIECE BATHROOM:** 16'7 x 12'4 (5.05m x 3.76m )



## EXTERNALLY:

This sizeable period townhouse lies close to the Town Centre, with convenience on your doorstep, leading to great main road links and to a vast array of amenities.

To the front, a low-maintenance concrete frontage is enclosed by a medium-height wall, with a wrought iron gate providing access to the entrance porch.

The generous SOUTH-FACING rear garden is fully enclosed and designed for easy maintenance. Accessed directly from the kitchen, it features an extensive paved seating area, a central artificial lawn and a paved pathway leading to the bottom of the garden. Enhanced by a range of external up/ down lights and planted borders that enjoy a wide range of grape-vines. There is ample outdoor seating space, with a brilliant covered timber seating space, with fitted bench and power connectivity. There is provision for a garden shed, an outside tap, fenced and walled boundaries, with a secure timber gate leading to a communal parking area. Importantly, there is no shared access across the rear garden. Additional on-street parking is available directly outside the property on a first-come, first-served basis.

## Approximate Size: 1,162 Square Ft.

Measurements are approximate and for guidance only.

## Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

## Tenure: Freehold.

Sold with vacant possession on completion.

## EPC: Energy Performance Rating: 'D'

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Local Authority:

Newark & Sherwood District Council.

## Council Tax: Band 'A'

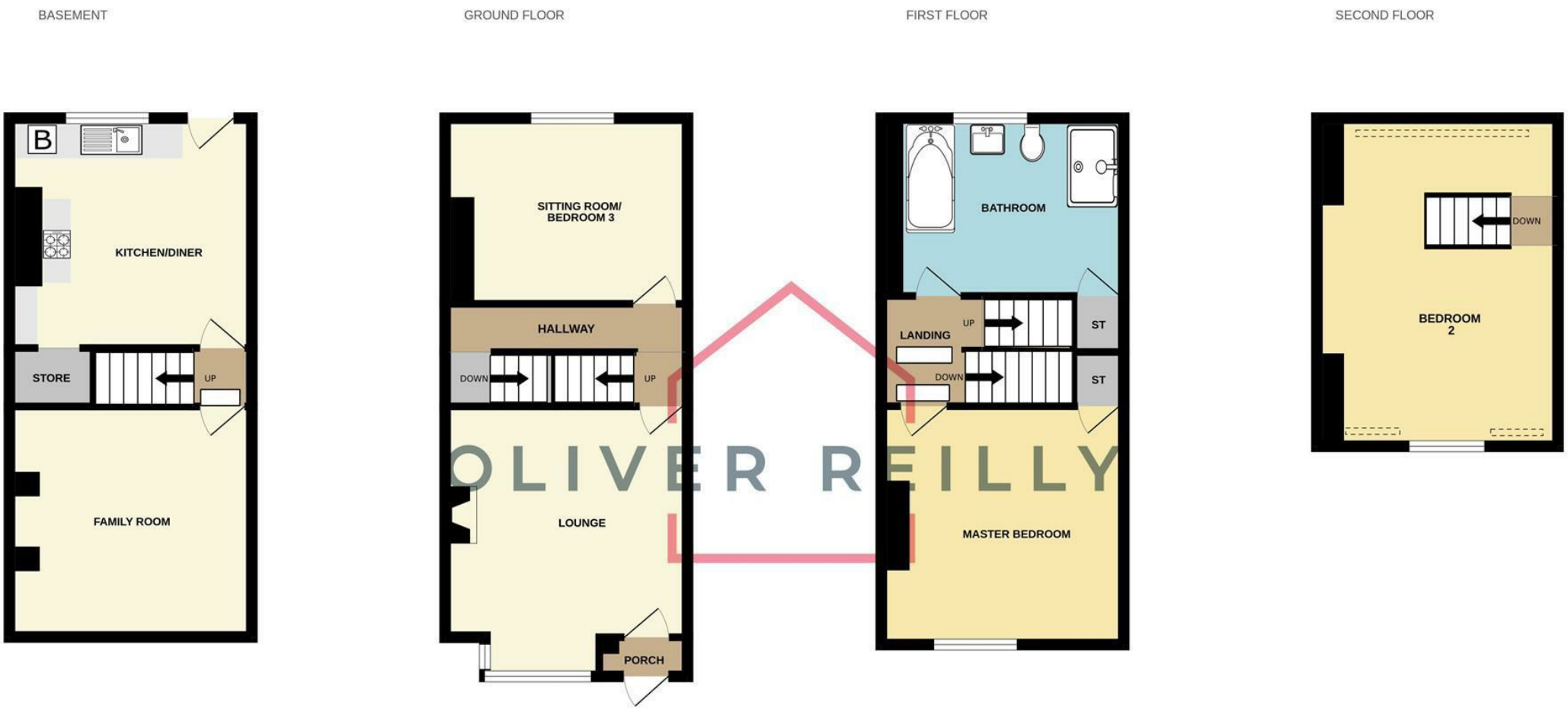


## Local Information & Amenities:

This property is conveniently located in a central residential location, within close proximity and walking distance into the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

## Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.



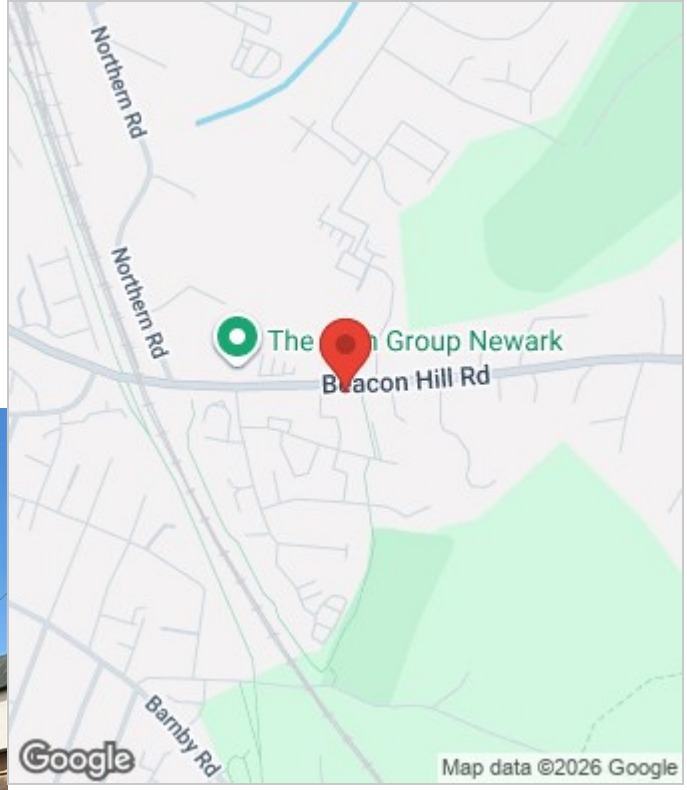
## Money Laundering Regulations:

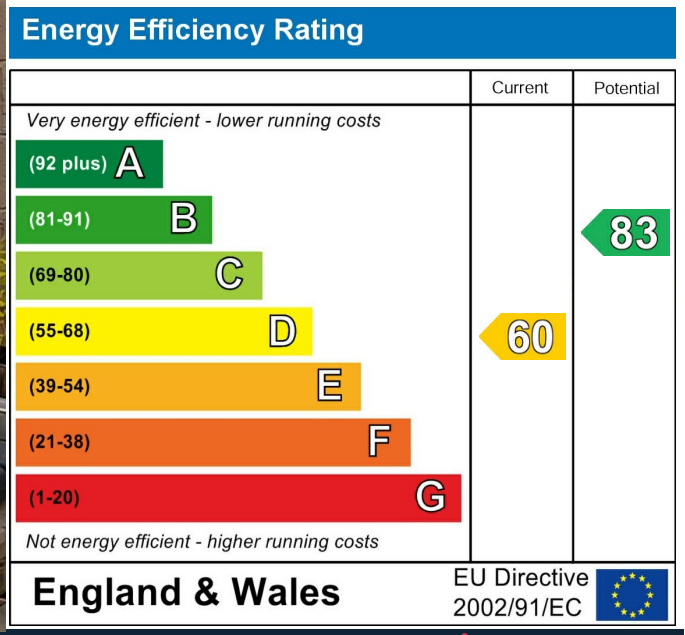
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

## Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.






1 Middle Gate, Newark, NG24 1AG
**T.** 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY