



Beeston Road,

 3  1  2  D

 OLIVER REILLY







# Beeston Road, Newark

- SIZEABLE & EXTENDED SEMI-DETACHED HOME
- POPULAR RESIDENTIAL LOCATION!
- EASE OF ACCESS TO TOWN CENTRE & AMENITIES
- WELL-APPOINTED REAR GARDEN
- Double Glazing & Gas Central Heating
- THREE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- GARAGE & MULTI-VEHCILE DRIVEWAY
- GREAT POTENTIAL TO EXTEND AND MAKE YOUR OWN (STPP)
- NO CHAIN! Tenure: Freehold. EPC 'D'

A GREAT OPPORTUNITY!!!!...

This EXTENDED semi-detached family home enjoys an enviable position, in a hugely popular and well-connected residential location. Hosting a comfortable walk to the Town Centre, close to amenities and main road links.

This much loved residence promotes a generous internal space, with MUCH MORE THAN MEETS THE EYE! Whilst offering GREAT POTENTIAL for you to enhance, extend (subject to planning approvals) and take to the next level!

The well-proportioned accommodation comprises: Entrance hall, a SPACIOUS BAY-FRONTED LOUNGE, separate dining room, well-appointed fitted kitchen, conservatory and a modern ground floor bathroom.

The first floor provides THREE GREAT SIZED BEDROOMS!

Externally, the vast and versatile space is equally matched with inside. Welcomed by a LARGE RESIN DRIVEWAY. Allowing off-street parking for a variety of vehicles, leading down to a detached single garage.

The GENEROUS & PRIVATE REAR GARDEN holds a perfect space for the whole family to enjoy! Whilst leaving potential for you to make your own.

Additional benefits of this attractive family-friendly home include majority uPVC double glazing and gas central heating.

A WARM WELCOME AWAITS!... Internal viewings come highly recommended.

SEE IT. OWN IT. ENJOY IT!!!



## Offers in excess of £190,000



|                                                                                   |                              |
|-----------------------------------------------------------------------------------|------------------------------|
| <b>ENTRANCE HALL:</b>                                                             | 3'6 x 2'10 (1.07m x 0.86m)   |
| <b>GENEROUS BAY-FRONTED LOUNGE:</b><br>Max measurements provided into bay-window. | 15'7 x 13'5 (4.75m x 4.09m)  |
| <b>DINING ROOM:</b>                                                               | 11'5 x 8'3 (3.48m x 2.51m)   |
| <b>KITCHEN:</b><br>Max measurements provided.                                     | 15'1 x 6'5 (4.60m x 1.96m)   |
| <b>GROUND FLOOR BATHROOM:</b>                                                     | 11'10 x 4'10 (3.61m x 1.47m) |
| <b>CONSERVATORY:</b>                                                              | 7'10 x 7'10 (2.39m x 2.39m)  |
| <b>FIRST FLOOR LANDING:</b>                                                       | 4'5 x 2'6 (1.35m x 0.76m)    |
| <b>MASTER BEDROOM:</b><br>Max measurements provided.                              | 12'3 x 9'5 (3.73m x 2.87m)   |
| <b>BEDROOM TWO:</b>                                                               | 12'10 x 9'10 (3.91m x 3.00m) |
| <b>BEDROOM THREE:</b>                                                             | 9'7 x 7'5 (2.92m x 2.26m)    |

**SINGLE GARAGE:**  
Accessed via wooden double doors. Two windows to the rear elevation. A wooden right sided personal door opens into the garden. Requiring improvement.

**EXTERNALLY:**  
This spacious residence is pleasantly positioned in a hugely desirable, convenient and central location. Close to an array of amenities, schools and excellent transport links. The front aspect provides dropped kerb vehicular access onto a LARGE RESIN DRIVEWAY. Ensuring ample off-street parking for a range of vehicles. This leads down to the left side aspect, to a detached single garage. There are open left and front boundaries and a low-level walled right side boundary. Access to the front entrance door.  
The WELL-APPOINTED rear garden is accessed via a low-level wrought iron personal side gate, off the driveway. Hosting a great family-sized space. Predominantly laid to lawn, with a large concrete hardstanding. Access into the detached garage. Provision for a garden shed and a secluded concrete seating area. There is an outside tap, fully fenced side boundaries and a mature hedged/fenced rear boundary.





**Approximate Size: 880 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.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'D' (60)**

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, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location. 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:**



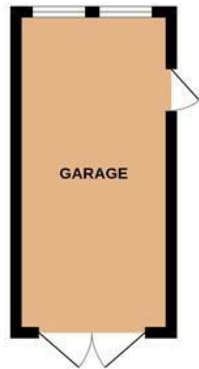
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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





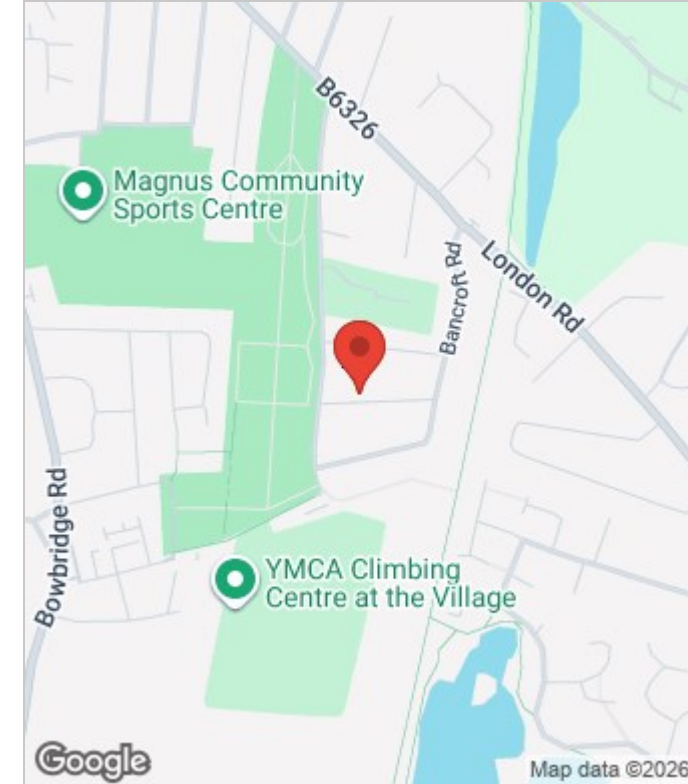


GROUND FLOOR



OLIVER REILLY

1ST FLOOR



### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>78</b> |
| (55-68) <b>D</b>                            | <b>60</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC

