



Beacon Hill Road, Newark

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Guide Price £170,000 - £180,000

- SIZEABLE TERRACE HOME
- CONVENIENT CENTRAL LOCATION
- SPACIOUS KITCHEN/DINER
- GARAGE & OFF-STREET PARKING
- THREE BEDROOMS
- LARGE LOUNGE & CONSERVATORY
- ENCLOSED LOW-MAINTENANCE GARDEN
- EASE OF ACCESS TO TOWN & TRAIN STATIONS
- NO CHAIN! Tenure: Freehold EPC 'C' (71)

Guide Price: £170,000 - £180,000. HOME SWEET HOME!...

Not only is this sizeable modern terrace home convenient for ease of access to the Town Centre it lies in walking distance to BOTH TRAIN STATIONS. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION, Via Newark North Gate.

This well-maintained family-sized residence promotes contemporary style and low-maintenance living! All whilst remaining in close proximity to the hustle and bustle of everyday life!

The deceptively spacious internal layout comprises: Entrance hall, a large lounge with double doors opening through to an OPEN-PLAN KITCHEN/DINER and a lovely conservatory.

The first floor hosts THREE BEDROOMS (two of which have fitted wardrobes) and a modern family bathroom.

Externally, the fully enclosed, low-maintenance garden presents the perfect external escape to relax and unwind. Leading out to a SINGLE GARAGE and parking space in-front. Accessed via The Ropewalk.

Further benefits of this neat and tidy residence include uPVC double glazing and gas central heating, via a combination boiler.

Set your sights on THE PERFECT MATCH FOR MODERN LIVING! Marketed with NO ONWARD CHAIN!!!



ENTRANCE HALL:	5'4 x 3'5 (1.63m x 1.04m)
LARGE LOUNGE: Max measurements provided.	14'3 x 12'3 (4.34m x 3.73m)
FITTED KITCHEN:	10'2 x 6'10 (3.10m x 2.08m)
DINING AREA:	10'2 x 7'10 (3.10m x 2.39m)
SIZEABLE CONSERVATORY: Of part brick and u PVC construction, with a sloped poly-carbonate roof. Providing Herringbone-style vinyl flooring, a double panel radiator, power sockets, uPVC double glazed windows to both side and rear elevations. A uPVC double glazed left sided personal door opens out to the low-maintenance garden.	9'7 x 8'7 (2.92m x 2.62m)
FIRST FLOOR LANDING:	10'2 x 5'10 (3.10m x 1.78m)
MASTER BEDROOM: Max measurements provided.	12'3 x 9'3 (3.73m x 2.82m)
BEDROOM TWO:	10'3 x 9'2 (3.12m x 2.79m)
BEDROOM THREE:	6'9 x 5'9 (2.06m x 1.75m)
FAMILY BATHROOM:	7'2 x 5'10 (2.18m x 1.78m)
SINGLE GARAGE: Located in a block of four. Of brick built construction. Accessed via a manual up/ over garage door.	



**EXTERNALLY:**

This modern-day terrace home is situated in a popular and convenient location. Close to the Town Centre and main roads links, onto the A1 & A56 corridor. The front aspect is greeted with pedestrian access onto a concrete pathway, leading to the entrance door, with storm porch above. The front garden is laid to lawn with a mature conifer hedge and walled front boundary. The private and low-maintenance rear garden is predominantly paved, with a small artificial lawn, partial gravelled borders, paved hardstanding for a garden shed/ store. There is an outside tap, double external power socket, fully fenced side and rear boundaries. A secure wooden rear personal gate opens out to the single garage (located in a block) and parking space in front. Accessed via The Ropewalk.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via an 'ALPHA' combination boiler 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.

Approximate Size: 812 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'**EPC: Energy Performance Rating: 'C' (71)**

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 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.

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.

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.

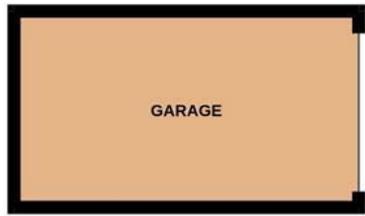
Draft Details-Awaiting Approval:

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.

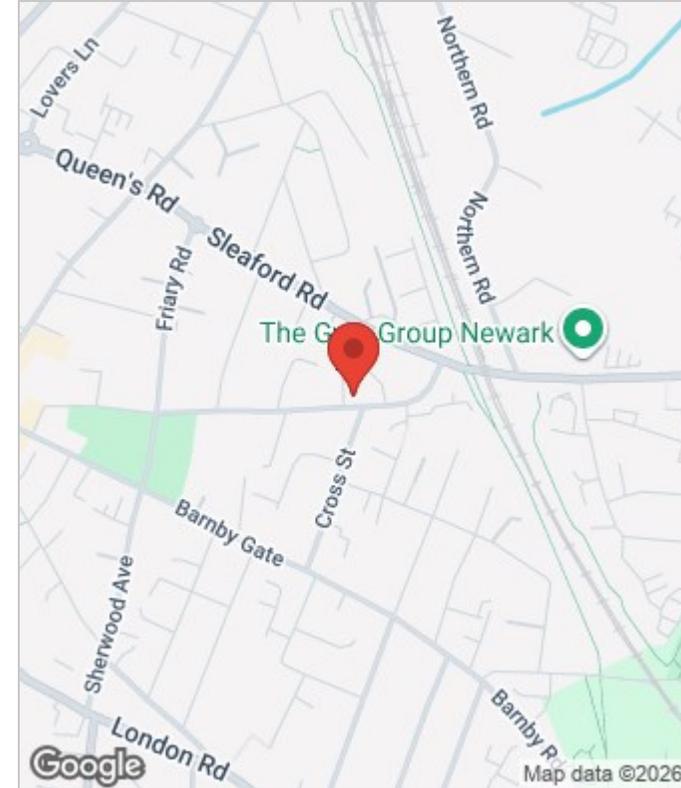
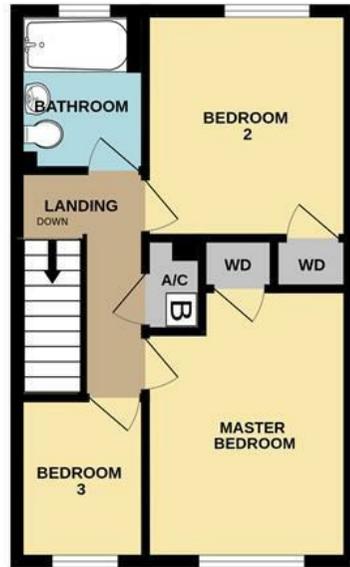




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

