



## 46, Hounsfeld Close

Newark, NG24 2LR



Book a Viewing

**£165,000**

Guide Price £165,000 to £170,000. Situated in a quiet cul de sac location in the popular Beacon Heights area this well maintained and well appointed semi detached house benefits from entrance hall, lounge, fitted kitchen, first floor, two bedrooms and bath room. Outside, driveway for 2 vehicles with front forecourt and rear lawn garden and patio area. We highly recommend an early viewing.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**DESCRIPTION** Guide Price £165,000 to £170,000  
Situated in a quiet cul de sac location in the popular Beacon Heights area this well maintained and well appointed semi detached house benefits from entrance hall, lounge, fitted kitchen, first floor, two bedrooms and bathroom. Outside, driveway for 2 vehicles with front forecourt and rear lawn garden and patio area. We highly recommend an early viewing.







**LOCATION** - Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

#### ACCOMMODATION



**Entrance Hall** 5' 5" x 3' 6" (1.65m x 1.07m) Double glazed front entrance door with double glazed window to the front elevation. Laminated flooring. Doors opens to the Lounge.

**LOUNGE** 17' 3" x 12' 2" (5.26m x 3.71m) Having a double glazed window to the front elevation.. Useful understairs storage cupboard. Central feature fire surround inset with an electric fire. Radiator. Television aerial point.

**KITCHEN** 12' 2" x 6' 9" (3.71m x 2.06m) Fitted with a range of wall and base units surmounted by a working surface inset with a stainless steel sink and drainer. Integrated appliances include electric oven with gas hob and extractor over. Space and plumbing for washing machine. Double glazed window to the rear elevation. Door gives access to the rear garden.



**FIRST FLOOR LANDING** Access to the loft and doors off to:-

**BEDROOM ONE** 12' 2" x 11' 6" (3.71m x 3.51m) Double glazed window to the front elevation. Radiator.

**BEDROOM TWO** 12' 2" x 7' 1" (3.71m x 2.16m) Double glazed window to the rear elevation. Over stairs storage cupboard. Radiator.

**BATHROOM** 5' 8" x 8' 7" (1.73m x 2.62m) Fitted with a modern suite comprising oval wash hand basin set upon a vanity base unit, panelled bath with drench head shower over and side glazed screen and low flush W.C. Heated towel rail. Double glazed window to the side elevation. Laminated flooring and splash back tiling to the walls. Down lights inset to ceiling.

**OUTSIDE** There are gardens to both the front and rear, to the front there is a driveway offering off road parking for two vehicles. A side gate gives access to the fully enclosed rear garden. The rear garden is mainly laid to lawn with a paved patio area and slate pathway leading to the rear boundary where the garden shed is located, set on a paved area. Wooden raised beds and further side bed are set with plants and shrubs.

LOCAL AUTHORITY Newark and Sherwood District Council.

TENURE Freehold with vacant possession

SERVICES All mains services available. Gas central heating

VIEWING INFORMATION By prior appointment through Alasdair Morrison and Mundys.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

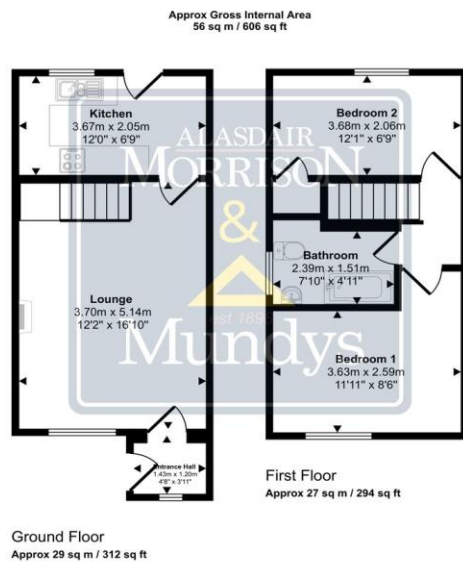
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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