



ALASDAIR
MORRISON
&
est 1898
Mundys

82 Beacon Hill Road

Newark, NG24 2JG



Book a Viewing

£139,000

This Traditional Terraced Home offers deceptively spacious accommodation arranged over four floors, providing a flexible layout with plenty of opportunity to personalise and make your own. Ideally positioned on the outskirts of town, the property enjoys convenient access to local amenities and major road links, making it perfect for commuters and everyday living alike. The home is entered via a front porch, opening into a charming bay-fronted reception room featuring attractive stripped wooden flooring and a gas fire suite that creates a cosy focal point. To the rear, a further living room also benefits from stripped wood flooring and an additional fire, offering a welcoming space to relax or entertain. The lower ground floor adds further versatility and includes a generous four-piece bathroom with both a bath and separate shower, along with a kitchen/breakfast room boasting high ceilings, a breakfast bar and ample space for casual dining. A door leads through to a useful lean-to with plumbing for a washing machine, which in turn opens onto the enclosed, landscaped rear garden - a private outdoor retreat ideal for relaxing or entertaining. Upstairs, the first floor hosts two well proportioned double bedrooms, while a loft room/third bedroom occupies the second floor, making it ideal as a guest room, home office or creative space. Offered to the open market with no upward chain, this characterful home combines space, charm and potential. Viewing is highly recommended to fully appreciate the size, layout and lifestyle opportunity on offer.



SERVICES

All mains services available. Storage heating.

EPC RATING F.

COUNCIL TAX BAND A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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

PORCH

3' 11" x 1' 11" (1.2m x 0.6m) With uPVC double glazed opaque window and door and an internal door to front reception room.

FRONT RECEPTION

ROOM 11' 9" to the back of the chimney breast x 11' 9" (3.6m x 3.6m) With upVC double glazed walk-in bay window to the front elevation, stripped wood flooring, gas fire suite, storage heater, doorway leading to stairs to the lower ground floor and doorway leading to stairs to the first floor and through to the living room.

LIVING ROOM

11' 9" x 11' 9" to the back of the chimney breast (3.6m x 3.6m) With uPVC double glazed window to the rear elevation, stripped wood flooring, electric storage heater, coving to the ceiling and fire suite.

KITCHEN BREAKFAST ROOM

11' 8" x 11' 1" (3.56m x 3.4m) Fitted kitchen comprising a range of wall and base units with a worksurface incorporating a sink unit with a stainless steel mixer tap, breakfast bar, undercounter space for a fridge, fitted oven and gas hob, tiled splashbacks, window and door to the lean to at the rear, storage heater, stairs to the ground floor and opening leading to door to the bathroom.

LEAN-TO UTILITY

10' 9" x 5' 10" (3.3m x 1.8m) With window and door overlooking the rear garden and plumbing for a washing machine.

BATHROOM

11' 1" x 10' 2" (3.4m x 3.1m) Fitted with a four piece white suite comprising a panelled P-shaped bath with a mains fed shower over, shower cubicle with an electric shower, pedestal wash hand basin, extractor, inset spotlights, tiled floor and built-in storage cupboard.

BEDROOM ONE

11' 9" x 11' 9" to the back of the chimney breast (3.6m x 3.6m) With uPVC double glazed window to front elevation and built-in wardrobe with hanging rail.

BEDROOM TWO

10' 5" x 9' 2" maximum (3.20m x 2.8m) With uPVC double glazed windows to the rear elevation, built-in airing cupboard housing the hot water cylinder and built-in wardrobe with hanging rail.

LOFT ROOM/BEDROOM THREE

16' 4" x 11' 9" (5m x 3.6m measured at the reduced head height of 1.3 m) With uPVC double glazed window to the front elevation and feature exposed brickwork.

OUTSIDE

There is a small walled and gated garden to the front and the rear garden has been landscaped with paved patios and artificial lawn with gated access to the rear.





WEBSITE
Our detailed web site 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

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
Solicitors & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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.

CWH, 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

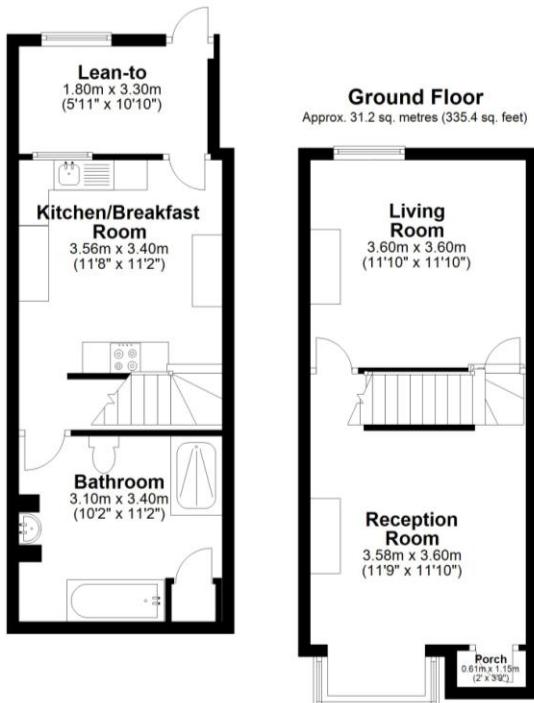
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Lower Ground Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Ground Floor

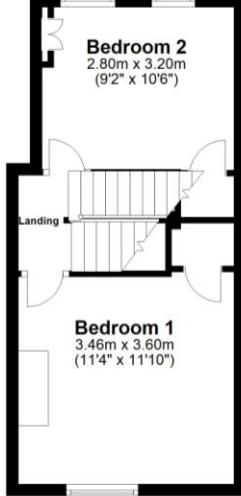
Approx. 31.2 sq. metres (335.4 sq. feet)

First Floor

Approx. 24.7 sq. metres (265.9 sq. feet)

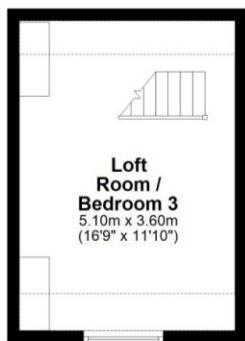
Second Floor

Approx. 18.4 sq. metres (197.6 sq. feet)



Loft Room / Bedroom 3

Approx. 18.4 sq. metres (197.6 sq. feet)



Total area: approx. 106.7 sq. metres (1148.4 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.