

EDLIN & JARVIS
ESTATE AGENTS

108 Beacon Hill Road

Newark, NG24 2JJ

Price Guide £160,000 to £170,000

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*** TIP TOP & TURN KEY *** GUIDE PRICE £160,000 to £170,000 ***

Nestled on the charming Beacon Hill Road in Newark, this delightful house presents an excellent opportunity for those seeking a comfortable and stylish home. The current owners have taken great care to ensure the property is in superb condition, having recently replaced the roof and roof timbers, providing peace of mind for the new owner.

Upon entering, you are welcomed into a bright and spacious reception room, featuring a traditional bay window that fills the space with natural light, making it an ideal setting for entertaining guests. The inner lobby offers a practical storage cupboard under the stairs, adding to the home's functionality.

The second reception room is equally impressive, providing versatility as a dining room or an additional living area. This space flows seamlessly into a modern fitted kitchen, which has been thoughtfully designed to meet the needs of contemporary living. The property also boasts a convenient three-piece bathroom suite, ensuring comfort for all residents.

Venturing to the first floor, you will discover two generously sized double bedrooms, one of which benefits from an ensuite bathroom, offering a private retreat.

Outside, the rear garden is designed for low maintenance, allowing you to enjoy your outdoor space without the burden of extensive upkeep. The front of the property features a charming small picket fence, providing a sense of privacy and separation from the road.

This home is perfect for families or individuals looking for a blend of modern convenience and traditional charm in a desirable location. Don't miss the chance to make this lovely property your own.



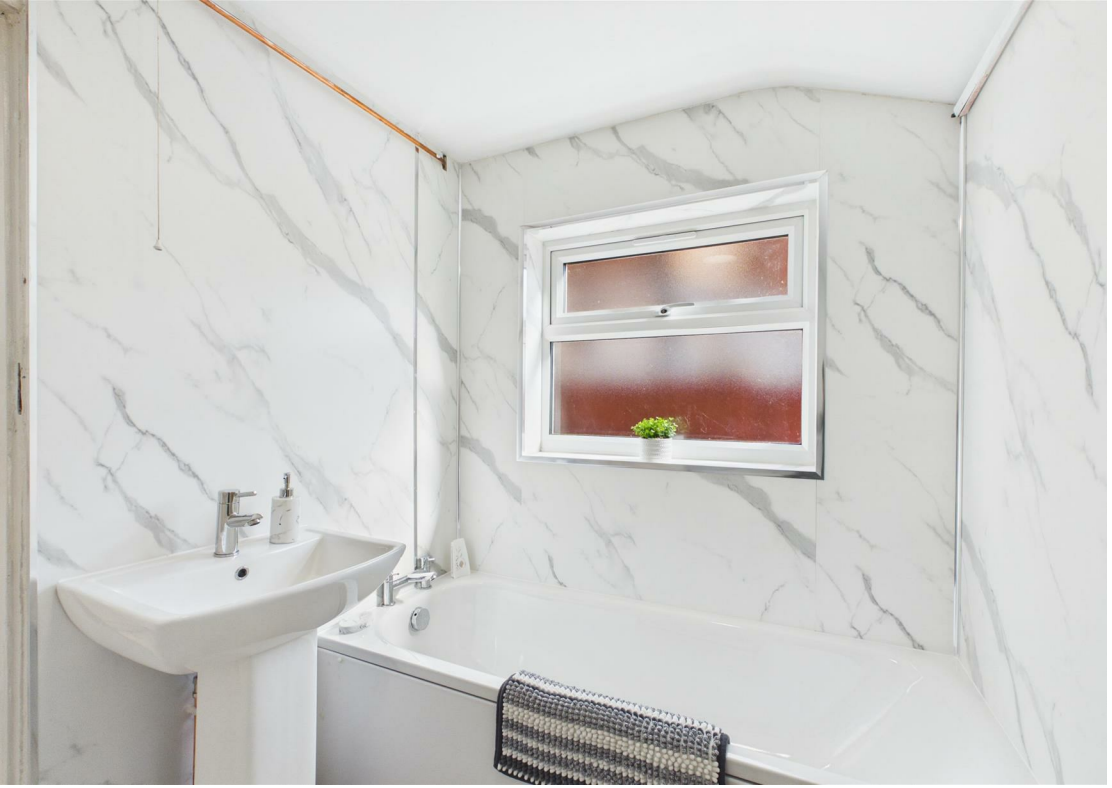






















Unbeatable Location: Commuters and locals alike will love the connectivity: A short stroll takes you to Newark Northgate Station, where high-speed trains reach London King's Cross in just 1 hour and 15 minutes.
Local Amenities: Within easy walking distance to supermarkets, cafes, schools and local shops.

Reception Room One
10'9" x 12'0" (3.30 x 3.66)

Inner Lobby
3'10" x 2'11" (1.19 x 0.90)

Reception Room Two
10'7" x 11'9" (3.24 x 3.60)

Kitchen
6'6" x 12'6" (2.00 x 3.82)

Ground Floor Bathroom
6'9" x 5'5" (2.07 x 1.67)

WC
4'9" x 2'2" (1.45 x 0.68)

Landing

Bedroom One
16'3" x 12'2" (4.96 x 3.71)

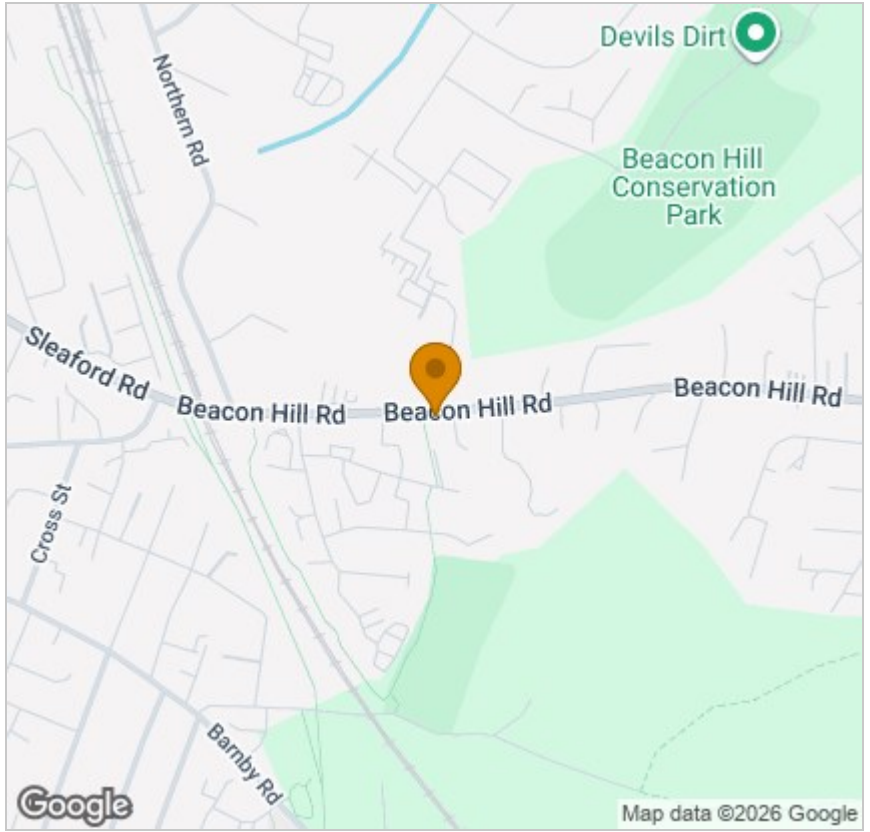
Bedroom Two
12'0" x 11'11" (3.67 x 3.65)

Ensuite
6'11" x 12'9" (2.13 x 3.90)

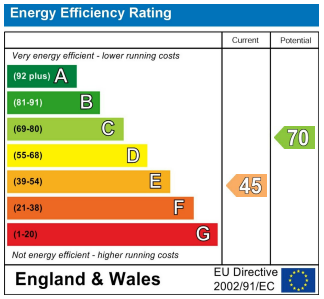
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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