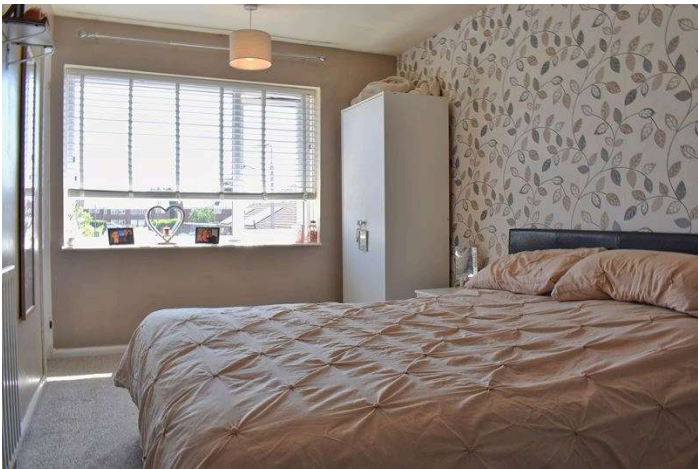


Bailey Road, Newark NG24 4EP



GUIDE PRICE: £170,000 to £180,000. A three bedroom mid terrace home situated in this popular residential location a short distance from local amenities. In addition to the three excellent sized bedrooms, the property has a spacious lounge/diner, fitted kitchen, first floor bathroom and separate WC. The property is double glazed and has gas central heating. There is off road parking and the rear garden is fully enclosed and enjoys a good degree of privacy. Early viewing is very strongly recommended.

Guide Price £170,000 to £180,000



Situation and Amenities

The property is situated on residential road a short distance from local amenities. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The welcoming reception hallway has the staircase rising to the first floor, beneath which are two useful storage cupboards. The hallway provides access to the lounge/diner and the kitchen, and has a ceramic tiled floor, a ceiling light point and a radiator.

Kitchen 11' 7" x 6' 4" (3.53m x 1.93m)

The well appointed kitchen has a window to the rear elevation and a half glazed door providing access into the back garden. The kitchen is fitted with an excellent range of base and wall units complemented with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with ceramic hob and extractor hood above, space and plumbing for a slimline dishwasher, and further space and plumbing for a washing machine. The kitchen has a ceiling light point and a door opening leading into the side passageway.

Side Passageway 13' 4" x 5' 4" (4.06m x 1.62m) (overall measurements)

The fully enclosed side passageway provides an ideal storage facility and is sub divided with the front portion having a half further half glazed door leading back out to the front of the property. There is a ceiling light point.

Lounge/Diner 19' 11" x 10' 11" (6.07m x 3.32m)

This very large reception room has a window to the front elevation, and sliding patio doors to the rear leading out into the garden. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture, and has both wall and ceiling light points and a radiator.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors providing access to all three bedrooms, the bathroom and separate WC. The landing has a ceiling light point and a cupboard which houses the central heating boiler. Access to the loft space is obtained from the landing.

Bedroom One 11' 2" x 11' 0" (3.40m x 3.35m) (plus door recess)

An excellent sized double bedroom with a window to the front elevation, a useful fitted storage cupboard which is sited above the staircase, a ceiling light point and a radiator.

Bedroom Two 14' 1" x 8' 4" (4.29m x 2.54m)

A further good sized double bedroom having a window to the front elevation. This bedroom also has a useful storage cupboard sited above the staircase, a ceiling light point and a radiator.

Bedroom Three 8' 5" x 8' 0" (2.56m x 2.44m)

A great sized third bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bathroom 5' 5" x 5' 4" (1.65m x 1.62m)

The bathroom has an opaque window to the rear elevation and is fitted with a bath with mains shower above, and a vanity unit with wash hand basin inset and storage beneath. The bathroom is complemented with mermaid board around the bath and shower area. In addition there is a ceiling light point and a radiator.

Separate WC

This room has an opaque window to the rear elevation and is fitted with a WC. There is also a ceiling light point.

Outside

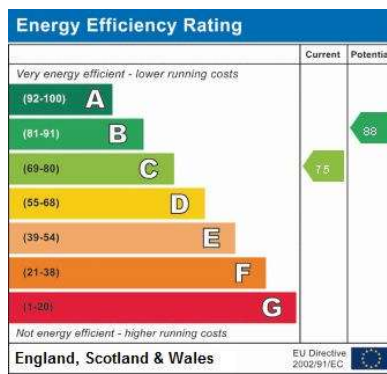
To the front of the property is a hard landscaped garden with a significant Monkey Puzzle tree, and adjacent to this is the driveway which provides off road parking and in turn leads to both front doors.

Rear Garden

The rear garden is fully enclosed and enjoys a good deal of privacy. The garden shed is included within the sale.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

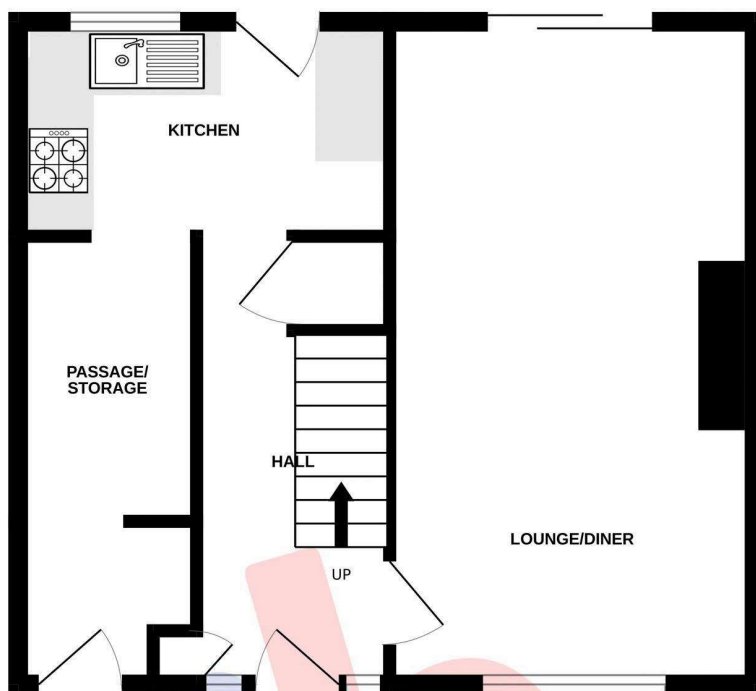
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

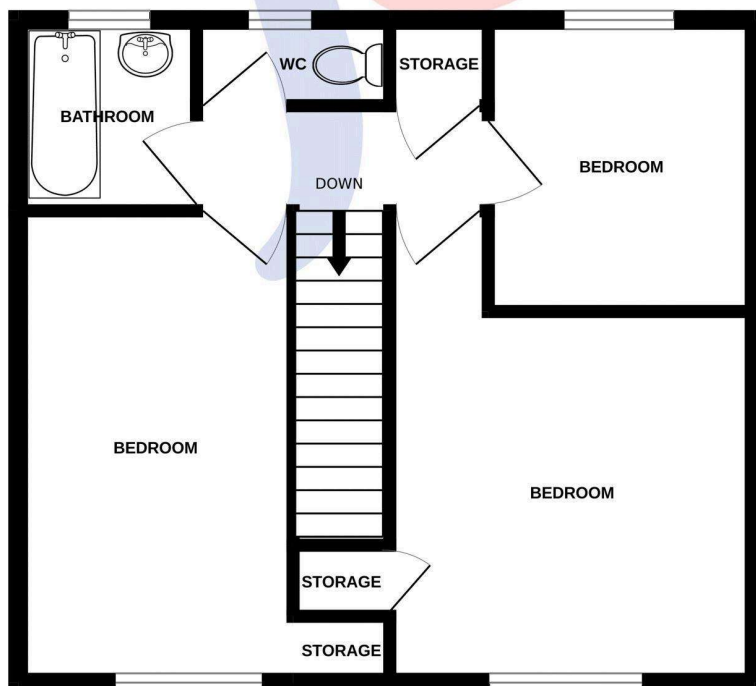
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007408 11 July 2025



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,

omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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