



Bailey Road, Newark

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OLIVER REILLY



# Bailey Road, Newark

- SPACIOUS TERRACE HOME
- CLOSE PROXIMITY TO TOWN & AMENITIES
- MODERN FITTED KITCHEN & UTILITY ROOM
- AMPLE OFF-STREET PARKING
- EXCELLENT PRESENTATION! uPVC Double Glazing & Gas Central Heating
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE DUAL-ASPECT LOUNGE/DINER
- STYLISH FIRST FLOOR BATHROOM & SEPARATE W.C
- WELL-APPOINTED ENCLOSED REAR GARDEN
- IDEAL FIRST TIME HOME! Tenure: Freehold. EPC 'C'

## TURN THE PAGE TO A NEW BEGINNING....!!

We are delighted to welcome you to this hugely homely and well-proportioned modern terrace home. Occupying a **CRACKING CENTRAL POSITION** for superb convenience to schools, shops and a range of amenities, Set on the outskirts of Newark Town Centre!

If you're an aspiring first time buyer or searching for an immediate place to call home, then **LOOK NO FURTHER!**

This spacious residence is packed with personality and potential. Offering ample living space, that could easily be adapted to suit your individual needs.

The expansive internal layout spans over 800 square/ft and comprises: Inviting entrance hall, a **GENEROUS LOUNGE/DINER** with sliding doors out to a paved seating area. Fitted modern kitchen a large utility room and a separate front lobby, which could be incorporate into further functional living space.

The first floor landing hosts a **STYLISH CONTEMPORARY BATHROOM** with separate W.C and **THREE EXCELLENT SIZED BEDROOMS**. Two of which are enhanced by fitted wardrobes.

Externally, the front aspect is greeted with a driveway that offers **AMPLE OFF-STREET PARKING**.

The well-appointed and fully enclosed rear garden is a perfect place to inject your own personality. Large enough for sufficient space to extend. Subject to relevant planning approvals.

Additional benefits of this lovely family-sized home include uPVC double glazing and gas central heating.

**YOUR NEXT CHAPTER STARTS HERE!!..** Internal viewings are **ESSENTIAL** to fully appreciate the generous space, wonderful condition and exciting potential available with this bright and beautiful home.



Guide Price £170,000



|                                 |                               |
|---------------------------------|-------------------------------|
| <b>ENTRANCE HALL:</b>           | 13'1 x 5'9 (3.99m x 1.75m)    |
| <b>SPACIOUS LOUNGE/DINER:</b>   | 19'10 x 10'10 (6.05m x 3.30m) |
| <b>MODERN FITTED KITCHEN:</b>   | 11'6 x 6'5 (3.51m x 1.96m)    |
| <b>UTILITY ROOM:</b>            | 7'9 x 5'5 (2.36m x 1.65m)     |
| <b>FRONT LOBBY:</b>             | 5'5 x 4'10 (1.65m x 1.47m)    |
| <b>FIRST FLOOR LANDING:</b>     | 8'9 x 2'7 (2.67m x 0.79m)     |
| <b>MASTER BEDROOM:</b>          | 11'2 x 11'1 (3.40m x 3.38m)   |
| <b>BEDROOM TWO:</b>             | 14'1 x 8'4 (4.29m x 2.54m)    |
| <b>BEDROOM THREE:</b>           | 8'4 x 8'1 (2.54m x 2.46m)     |
| <b>FIRST FLOOR W.C:</b>         | 5'9 x 2'7 (1.75m x 0.79m)     |
| <b>STYLISH MODERN BATHROOM:</b> | 5'5 x 5'3 (1.65m x 1.60m)     |

## EXTERNALLY:

The property occupies a great central position, close to the Town Centre and amenities. The front aspect provides dropped kerb vehicular access onto a part paved/gravelled driveway. The front garden is laid to lawn and lends a great opportunity to be created into additional parking options, if required. A low-level personal gate opens onto a concrete pathway leading to the utility room and front entrance door, with two external wall lights. There is a walled right side and front boundary.

The well-appointed rear garden is predominantly laid to lawn, hosting a range of established bushes. A paved pathway leads down to a part paved seating area with slate shingled borders. There is an additional paved seating area, directly from the sliding doors in the lounge/diner. There is an external security light, provision for a metal storage shed, fully fenced side and rear boundaries.



**Approximate Size: 878 Square Ft.**

Measurements are approximate and for guidance only.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'C' (75)**

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 popular 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 marketplace 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 a appointment, please contact us on: 01636 558 540.

**Draft Details-Awaiting Approval:**

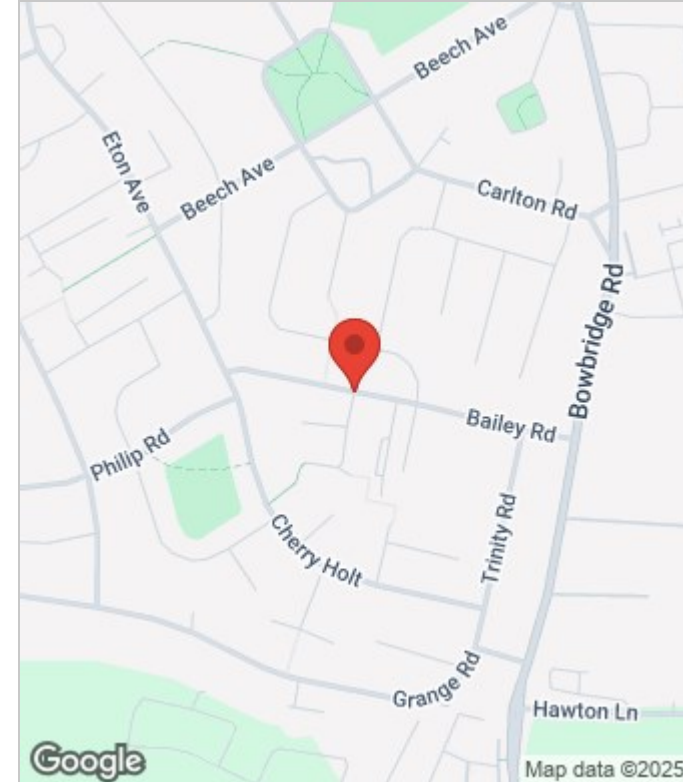
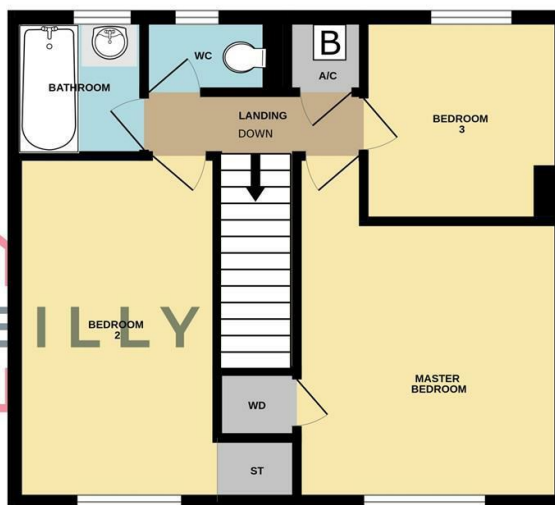
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>88</b> |
| (69-80) <b>C</b>                            | <b>75</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC

