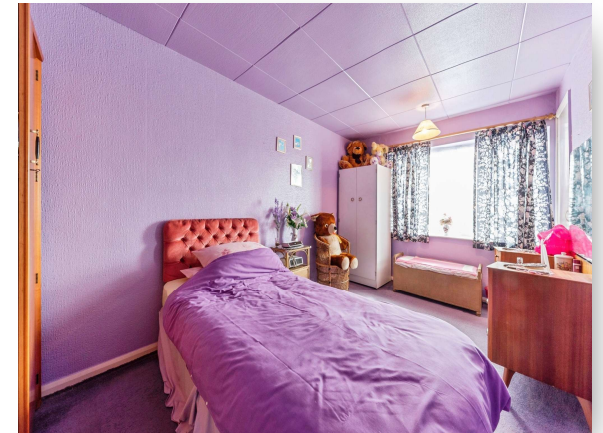


Bailey Road, Newark NG24 4EP

welcome to

Bailey Road, Newark

IN NEED OF MODERNISATION Introducing this mid-terraced property, in need of modernisation offering a great investment opportunity. Briefly comprising of lounge, kitchen, utility, three bedrooms, bathroom and separate WC, plus gardens to the front and rear. Call now to view!



Entrance Hall

Having an understairs cupboard and stairs rising to the first floor.

Lounge

Featuring a fireplace with gas fire and two windows to the front and rear aspect.

Kitchen

Fitted with a range of base units, sink and drainer, space for gas cooker, partly tiled walls, storage cupboard, window to the rear aspect and door into the rear garden.

Utility

Having plumbing for washing machine and space for fridge freezer.

Utility Two

There is a storage cupboard and entrance door from the front.

First Floor Landing

Having a storage cupboard housing the tank/immersion heater and access to the loft.

Bedroom One

Having a storage cupboard and window to the front aspect.

Bedroom Two

Having a storage cupboard and window to the front aspect.

Bedroom Three

Window to the rear aspect.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, electric heater and window to the rear aspect.

Separate WC

Fitted with a WC and window to the rear aspect.

Outside Front

To the front of the property is a lawn and path leading to the front entrance door.

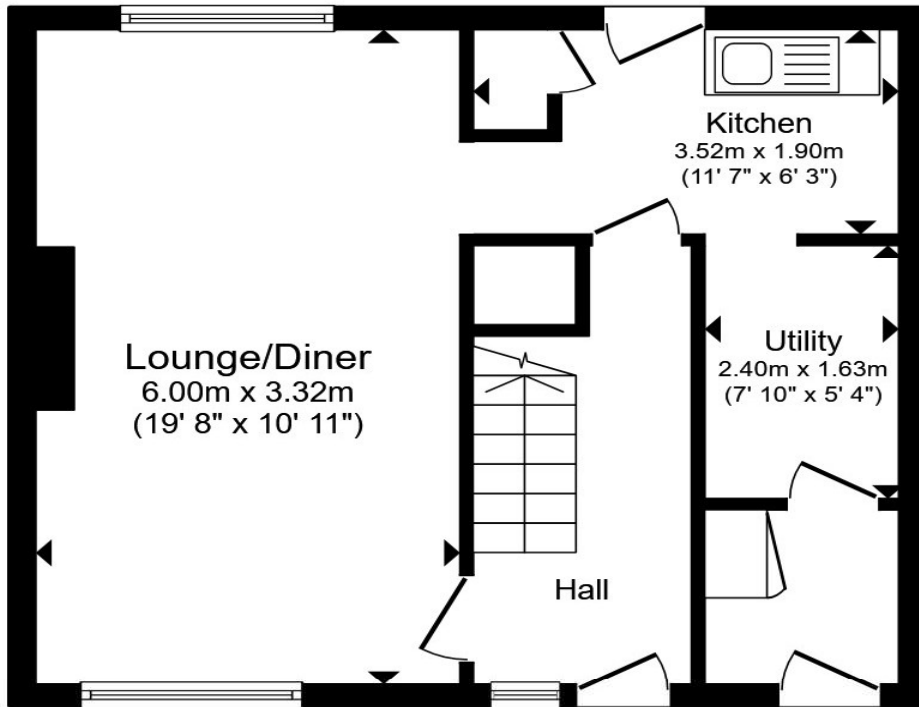
Rear Garden

The fully enclosed rear garden is mainly laid to lawn with patio area.

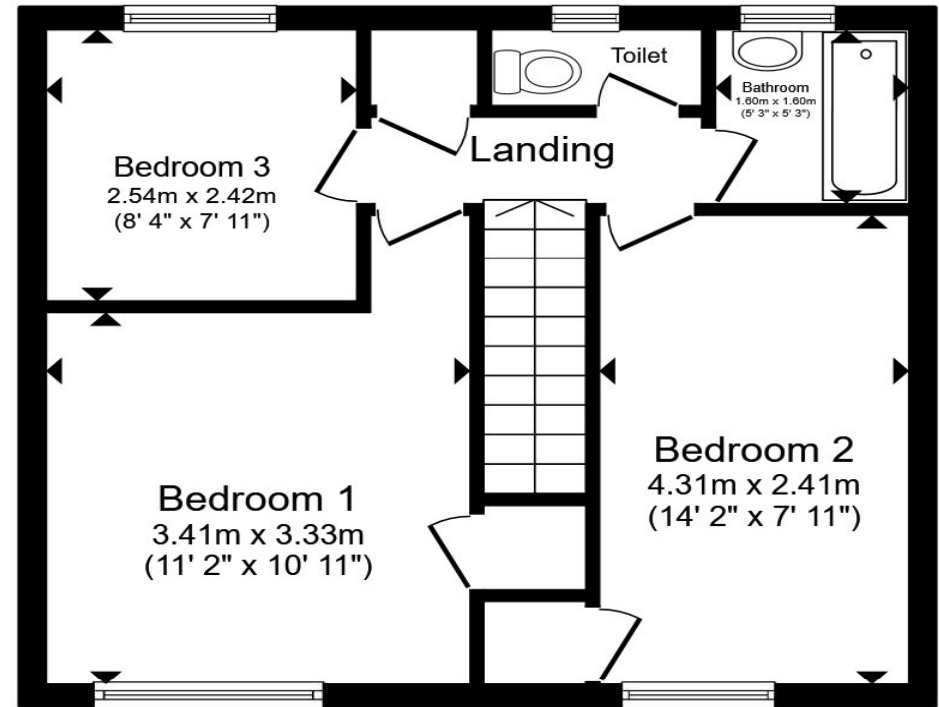


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Ground Floor



First Floor

Total floor area 80.6 m² (868 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Bailey Road, Newark

- MID-TERRACED HOUSE
- THREE BEDROOMS
- IN NEED OF MODERNISATION
- KITCHEN & LOUNGE
- UTILITY ROOMS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWK106281](https://www.williamhbrown.co.uk/Property/NWK106281)



Property Ref:
NWK106281 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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