Bailey Road, Newark
3
1
1
D
OLIVER REILLY

KITCHEN
Hotpoint
toast

Bailey Road, Newark

Asking Price: £170,000

- SPACIOUS END TERRACE HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- MODERN L-SHAPED DINING KITCHEN
- GATED MULTI-VEHCILE DRIVEWAY
- WELL-MAINTAINED BLANK CANVAS! Gas CH & uPVC Double Glazing
- THREE GENEROUS BEDROOMS
- LARGE DUAL-ASPECT LIVING ROOM
- CONTEMPORARY FIRST FLOOR BATHROOM & W.C.
- GENEROUS REAR GARDEN WITH EXTENSION POTENTIAL (STPP)
- NO CHAIN! Tenure: Freehold. EPC 'D'

A GREAT OPPORTUNITY FOR FIRST-TIME BUYERS!!
Get your foot onto the ladder and secure this sizeable end terrace home. Presenting SPACE IN ALL THE RIGHT PLACES!
Situated in a central location, on the outskirts of Newark Town Centre. Close to amenities, schools and main roads.
This fantastic family-sized home has been well-maintained and remains neutrally decorated. Promoting a great opportunity for you to inject your own cosmetic personality. Both inside and out!
The sizeable and free-flowing layout comprises: Entrance hall, a GENEROUS DUAL-ASPECT LIVING ROOM with French doors out to the garden and an equally spacious L-SHAPED DINING KITCHEN.
The first floor landing leads into THREE EXCELLENT SIZED BEDROOMS a modern bathroom with ROLL-TOP BATH! and separate W.C.
Externally, the property occupies an enviable plot. Greeted with a GATED MULTI-CAR DRIVEWAY!.. Hosting sufficient space for a garage. Subject to relevant approvals.
The LARGE REAR GARDEN enjoys perfect space for the whole family to enjoy. Equally promoting exciting scope, with great extension potential. Subject to relevant planning approvals.
Additional benefits of this lovely well-maintained home include uPVC double glazing and gas central heating.
A PERFECT PLACE TO CALL HOME! Step inside in order to gain a full sense of appreciation. Available with NO ONWARD CHAIN!!!

ENTRANCE HALL:	11'6 x 5'9 (3.51m x 1.75m)
GENEROUS DUAL-ASPECT LIVING ROOM:	19'10 x 10'9 (6.05m x 3.28m)
L-SHAPED DINING KITCHEN: Max measurements provided.	19'9 x 11'6 (6.02m x 3.51m)
FIRST FLOOR LANDING:	8'9 x 2'7 (2.67m x 0.79m)
MASTER BEDROOM: Max measurements provided.	14'1 x 10'10 (4.29m x 3.30m)
BEDROOM TWO: Max measurements provided.	14'2 x 8'4 (4.32m x 2.54m)
BEDROOM THREE:	8'4 x 8'1 (2.54m x 2.46m)
MODERN FAMILY BATHROOM:	5'5x 5'4 (1.65mx 1.63m)
SEPARATE W.C:	5'9 x 2'6 (1.75m x 0.76m)

EXTERNALLY:
This spacious family-sized home is situated close to the Town Centre and an array of amenities. The front aspect is greeted with dropped kerb vehicular access onto a (five-bar) GATED DRIVEWAY with brick pillars. Ensuring AMPLE OFF-STREET PARKING. The front garden is laid to lawn, with walled side and front boundaries. Promoting further space for off-street parking, if required. A concrete pathway leads to the front entrance door., with concrete storm canopy above. The left side aspect has concrete hard-standing and open access down to the WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with a mature conifer tree and a paved seating area, directly from the uPVC double glazed French doors in the living room. There is a part fenced left side boundary, fully fenced right and rear boundaries.

Approximate Size: 890 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'

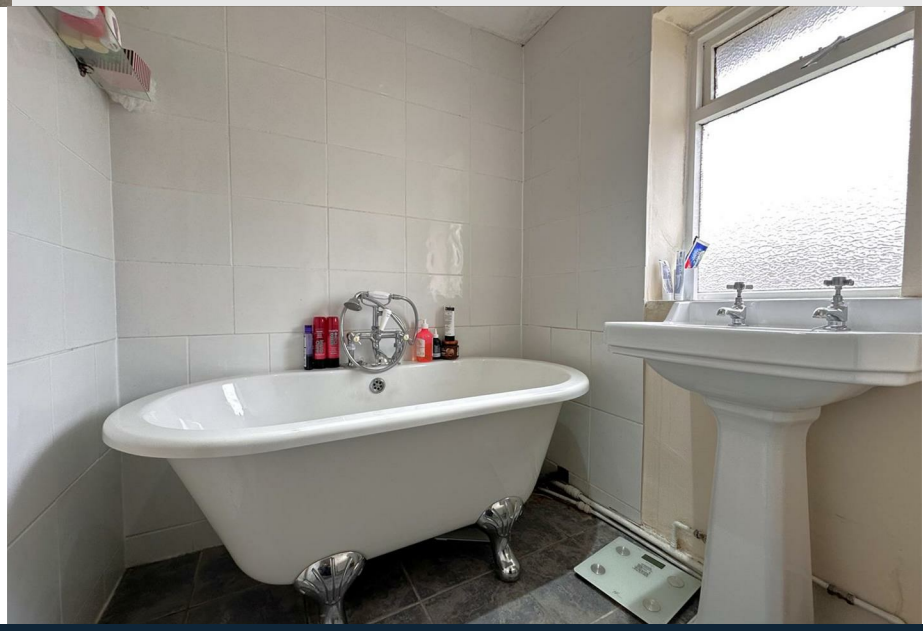
EPC: Energy Performance Rating: 'D' (66)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not 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.

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 an appointment, please contact us on: 01636 558 540.

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.

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

OLIVER REILLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY