



Bailey Road, Newark

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 OLIVER REILLY



HAVE YOU SEEN  
THE  
WANTED  
POSTER  
PANEL

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THE  
WANTED  
POSTER  
PANEL

WHEN IT COMES TO  
YOUR PORCH STAIRS

# Bailey Road, Newark

Asking Price: £160,000

- SPACIOUS END TERRACE HOME
- CLOSE TO TOWN & AMENITIES
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- DETACHED GARAGE & MULTI-VEHCILE DRIVEWAY
- Gas Central Heating & uPVC Double Glazing
- THREE SIZEABLE BEDROOMS
- LARGE DUAL-ASPECT LIVING ROOM
- GENEROUS REAR GARDEN
- GREAT SCOPE TO MAKE YOUR OWN!
- NO CHAIN! Tenure: Freehold. EPC 'D'

## A PLACE TO MAKE YOUR OWN!

This sizeable end terrace home offers ROOM IN ALL THE RIGHT PLACES! Promoting a great opportunity to acquire a generously sized family home that warrants an IDEAL FIRST TIME PURCHASE!

The property is conveniently situated on the outskirts of Newark Town Centre and remains easily accessible to a wide variety of excellent on-hand amenities.

The expansive internal layout comprises: Entrance hall, a LARGE LOUNGE/DINER with French doors out to the rear garden. A ground floor shower room and a well-appointed fitted kitchen.

The first floor provides THREE GREAT SIZED BEDROOMS a modern bathroom and separate W.C.

Externally, the property stands on a sizeable plot! Greeted with a LARGE TANDEM DRIVEWAY. Leading down to a DETACHED SINGLE GARAGE.

The well-appointed rear garden promotes a PERFECT FAMILY-SIZED SPACE!.. Leaving much to your imagination, to inject your own personality!

Further benefits of this EXTENSIVE END TERRACE HOME include uPVC double glazing and gas central heating.

SEIZE YOUR CHANCE... to acquire a PERFECTLY PROPORTIONED, POTENTIAL-FILLED HOUSE!... Ready and waiting for you to make it YOUR home! Marketed with NO ONWARD CHAIN!



<b>ENTRANCE HALL:</b>	11'6 x 5'9 (3.51m x 1.75m)
<b>GENEROUS LOUNGE/DINER:</b>	19'10 x 10'9 (6.05m x 3.28m)
<b>KITCHEN/DINER:</b>	11'6 x 11'4 (3.51m x 3.45m)
Max measurements provided.	
<b>GROUND FLOOR SHOWER ROOM:</b>	8'1 x 5'4 (2.46m x 1.63m)
<b>FIRST FLOOR LANDING:</b>	8'10 x 2'9 (2.69m x 0.84m)
<b>MASTER BEDROOM:</b>	14'10 x 11'1 (4.52m x 3.38m)
Max measurements provided.	
<b>BEDROOM TWO:</b>	14'10 x 8'3 (4.52m x 2.51m)
<b>BEDROOM THREE:</b>	8'3 x 8'1 (2.51m x 2.46m)
<b>FIRST FLOOR BATHROOM:</b>	5'6 x 5'4 (1.68m x 1.63m)
<b>SEPARATE W.C:</b>	5'9 x 2'6 (1.75m x 0.76m)

**DETACHED GARAGE:** 16'11 x 8'2 (5.16m x 2.49m)  
 Of concrete sectional construction, with a sloped roof. Accessed via a manual up/ over garage door. Equipped with (untested) power and lighting). Wooden window and wooden personal door to the left side elevation. Giving access out to the garden.





#### **EXTERNALLY:**

This property is conveniently situated on the edge of Newark Town Centre and remains close to popular amenities, schools and main roads. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR TANDEM DRIVEWAY. Part tarmac and part concrete. Leading down to a DETACHED SINGLE GARAGE. The front garden is laid to lawn and could be used to provide further off-street parking, if required. A concrete pathway leads to the front entrance door. There are walled front and side boundaries. The WELL-APPOINTED REAR GARDEN is predominantly laid to lawn. Hosting a paved seating area, directly from the uPVC double glazed French doors in the large living room. There is paved hardstanding and provision for a garden shed. Additional gravelled hardstanding/ bins storage. An outside tap, fenced side and rear boundaries.

#### **Approximate Size: 873 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.

#### **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.

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

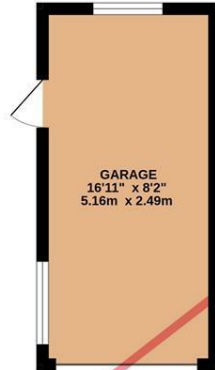
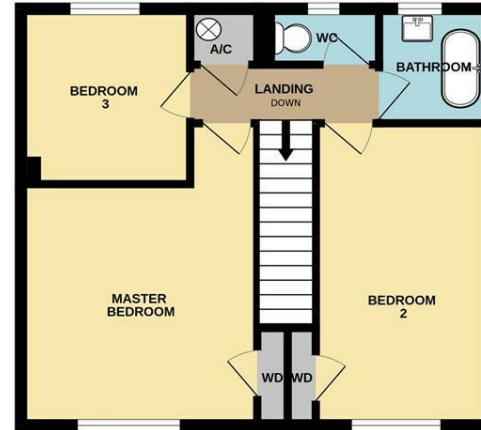




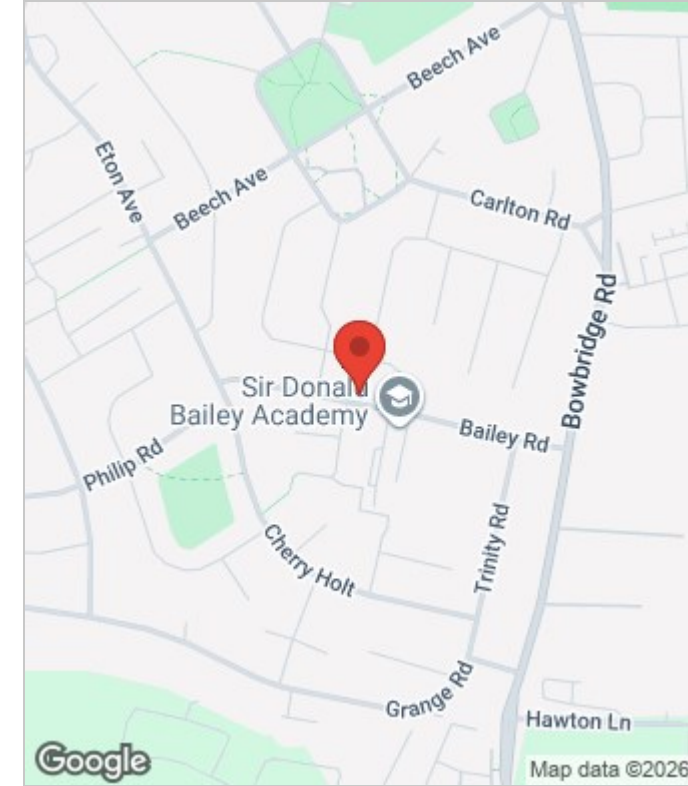
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(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

