



**82 Bailey Road, Newark, Nottinghamshire,  
NG24 4EP**

**Price Guide - £125,000 To £130,000**

**Tel: 01636 611811**

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**\*\*Price Guide - £120,000 - £125,000\*\*** Is a well presented three bedroom mid terrace family house situated in a good residential area, close to Newark town centre. The living accommodation has the benefit of UPVC double glazed replacement windows and doors, cavity wall & roof insulation, and roof mounted solar panels which are leased.

The accommodation provides; entrance hall, 19ft lounge, spacious dining kitchen. On the first floor there are; three bedrooms, bathroom and separate WC. Outside; the frontage has a level tarmac driveway, providing off road car standing for two vehicles, and to the rear there is a pleasant enclosed garden, and patio. The property would be ideal for a first time buyer, family or those looking for an investment opportunity. Viewing is highly recommended.

Bailey Road is situated just over 1 mile from Newark town centre, and close to local amenities including; primary school and shops. The town centre offers excellent shopping facilities with ASDA, ALDI, Waitrose and Morrisons supermarkets. The Georgian market square holds regular markets, and has a variety of shops, bars, restaurants and cafes, including Starbucks and Costa. Access points to the A1 and A46 dual carriageways are nearby. Rail services are available from Newark North Gate Station with trains to London Kings Cross in approximately 75 minutes.

The property is constructed of brick elevations under a tiled roof covering.

The living accommodation can be described as follows:

### **ENTRANCE HALL**

With UPVC double glazed front entrance door, stairs off leading to the first floor.

### **LOUNGE**

19'10 x 11'2 (6.05m x 3.40m)



With UPVC double glazed sliding patio doors to the rear elevation giving access to the garden, UPVC double glazed window to the front elevation. TV point, feature fireplace and hearth housing a Flavel gas fire. Coved ceiling.

### **DINING KITCHEN**

11'4 x 9'8 (3.45m x 2.95m)



Plus 7'11 x 9'1. L shaped room, new UPVC double glazed window fitted in 2018, UPVC double glazed doors to the front and rear elevations. Ceramic tiled floor covering, space for a dining table, fitted kitchen units comprise; base cupboards and drawers, working surfaces above, inset

stainless steel sink and drainer. There is plumbing for an automatic washing machine, gas point for a cooker, tiled splash backs, useful storage cupboard below the stairs.



### **FIRST FLOOR**

#### **LANDING**

With loft access hatch and UPVC double glazed window to the rear elevation.

#### **BEDROOM ONE**

11'2 x 11' (3.40m x 3.35m)



UPVC double glazed window to the front elevation, double wardrobe.

## BEDROOM TWO

14'2 x 8'2 (4.32m x 2.49m)



With UPVC double glazed window to the front elevation.

## BEDROOM THREE

8'1 x 8'7 (2.46m x 2.62m)

With UPVC double glazed window to the front elevation.

## WC

With low suite WC, UPVC double glazed window to the rear elevation.

## BATHROOM



White suite, pedestal basin, paneled bath with electric

Tritan Ivory 2 shower over, folding shower screen, part tiled walls, UPVC double glazed window to the rear elevation, airing cupboard housing the hot water cylinder, wall mounted electric heater.

## OUTSIDE



To the front there is a level tarmacadam driveway with space to park two cars off road.

To the rear there is an enclosed garden with a paved patio terrace, concrete path, lawned garden which extends to the rear boundary with a further paved area at the end of the garden. Timber shed and greenhouse. There are good wooden close boarded fences to the boundaries. The garden is enclosed with a good degree of privacy and secure for children and pets.

## VIEWING

Strictly by appointment with the selling agents.

## TENURE

The property is freehold.

## SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

## POSSESSION

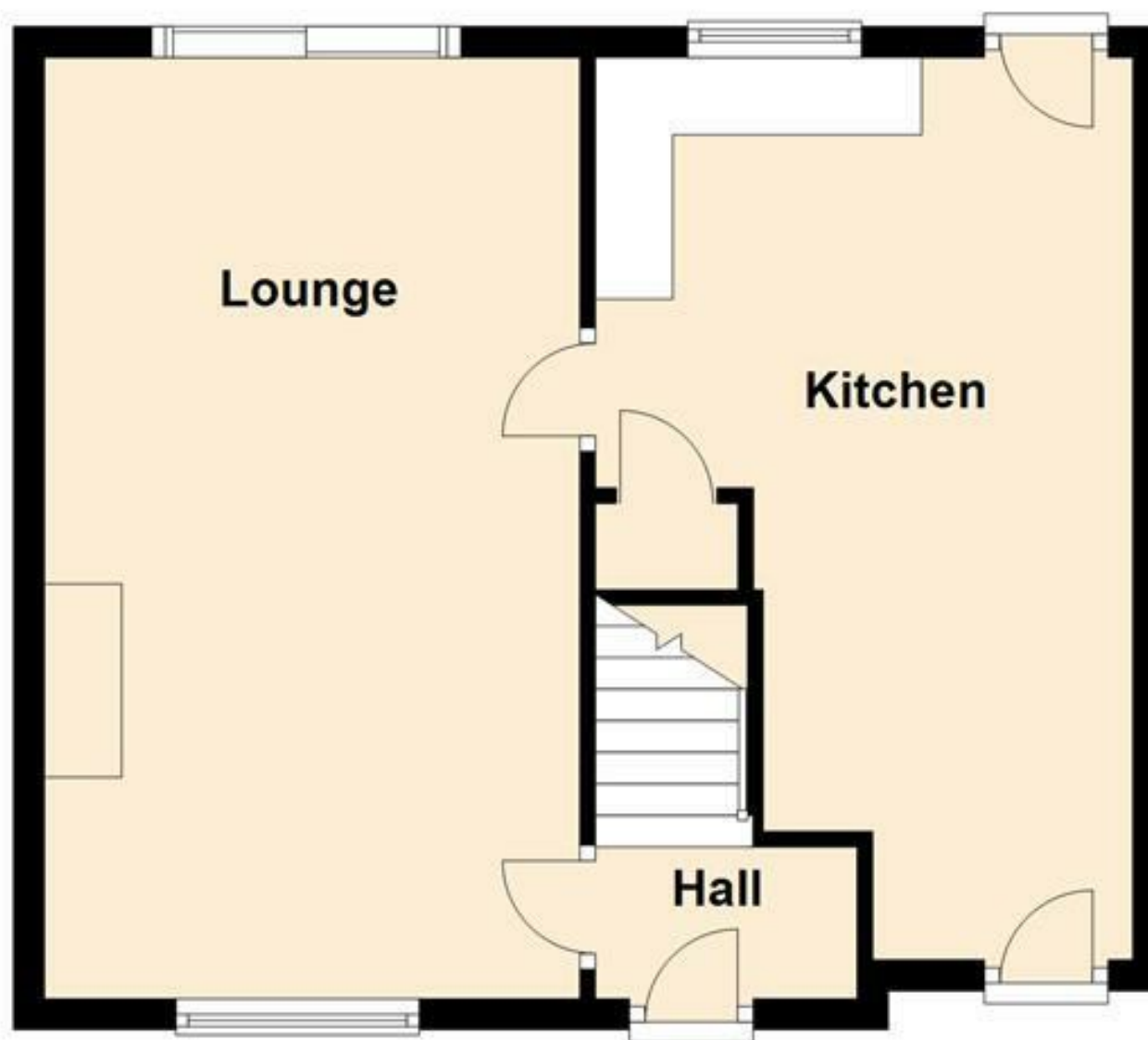
Vacant possession will be given on completion.

## MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Ground Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 85.2 sq. metres (916.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		63
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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