



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



### **26 Elmcroft Oxtun Nottingham NG25 0SB**

A deceptively spacious 3 bedroom extended semi detached family home situated in a quiet cul de sac adjoining fields and open countryside. The property is offered for sale at a realistic asking price to attract either first time buyers or those in proceedable purchasing positions. Features of note include a good size dining kitchen, spacious lounge, conservatory and tandem garage with driveway parking. The property also benefits from gas central heating and solar panels connected to a Tesla Power Wall storage battery. Oxtun is an attractive rural village with two pubs and village stores. Viewing strongly advised.

**Guide price : £285,000/£295,000 Freehold**

Southwell approximately 4 miles

Council tax band C

Gas central heating

Mains drainage

Flood risk - Low

Solar panels and Tesla Power Wall

**Vendor contribution: £1500 towards purchasers conveyancing costs, subject to offer and payable upon completion of sale.**

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Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

Viewing strictly by appointment through Jonathan Fitzpatrick Village & Country Homes  
64 Main Street Farnsfield NG22 8EF

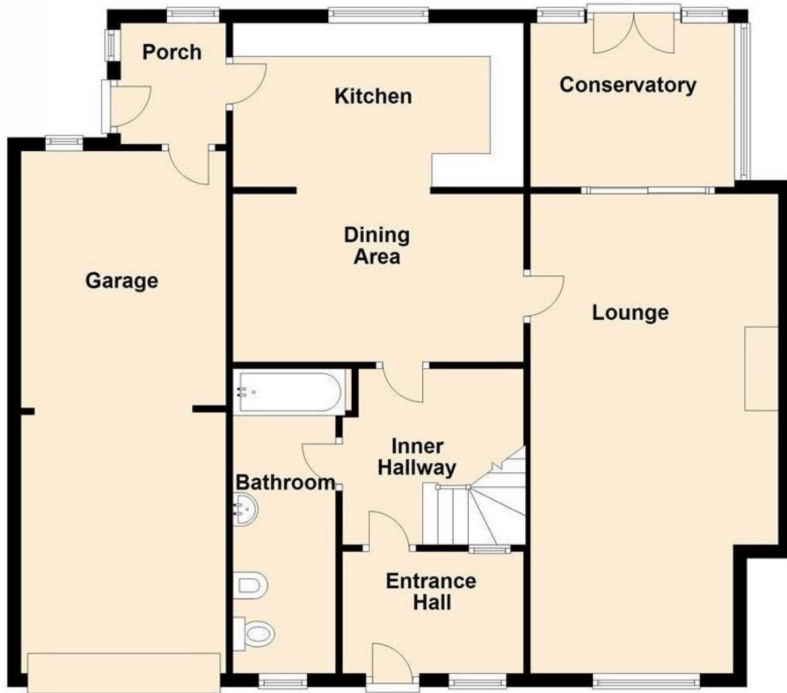






Oxton is an attractive rural village bordered by fields and open countryside and protected as a conservation area. It boasts two good pubs, village stores/post office and an active church community. The property is located within a quiet cul de sac of similar homes close to the village centre.

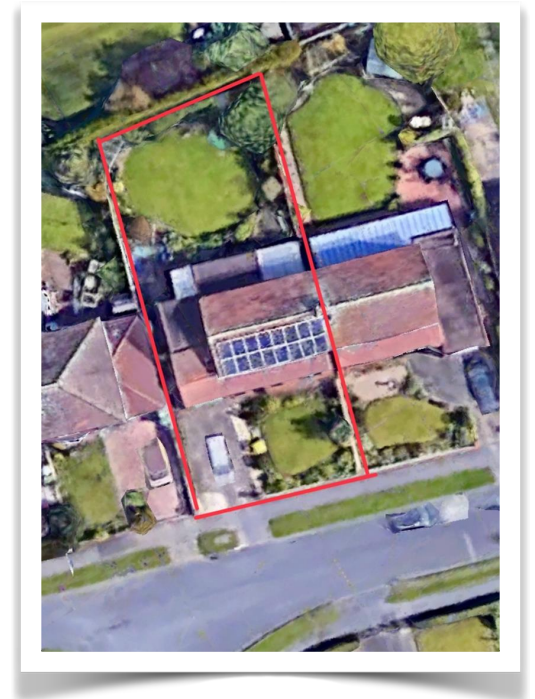
### Ground Floor



### Energy performance certificate (EPC)

24 Emerald Coton 225 PRAYELL MK20 9SB	Energy rating <b>B</b>	Valid until: 9 December 2021 Certificate number: 1390-2108-0422-0090-1283
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### First Floor



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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