

BURGIN ATKINSON

& C O M P A N Y

Sell from
£995
upfront (inc VAT)
Any Property
Any Price



151 Lincoln Road

Tuxford, Newark, NG22 0JQ

Offers Over £140,000



2 BEDROOM MID TERRACE PROPERTY - PERFECTLY PRESENTED THROUGHOUT - TWO MODERN BATHROOMS - KITCHEN WITH BREAKFAST BAR AND INTEGRAL APPLIANCES - IDEAL LOCATION FOR TUXFORD ACADEMY - EASY ACCESS TO A1 - EPC F



Description

This ideal property is located on Lincoln Road, Tuxford. Tuxford Town itself boasts a wealth of facilities including Tuxford Academy which is just a short walk from the property. There is a great choice of shops in the area including three general stores, post office, pharmacy, hair dressers, art gallery, museums and several pubs/restaurants within close proximity. The A1 motorway is just a few minutes drive from the property.

Internally, this home offers a spacious yet cosy living room which features an AGA log burner, the living room is open plan and leads you into the kitchen. The kitchen is modern and accommodates a breakfast bar and integral appliances. Also to the ground floor is the main, three piece suite family bathroom which is fully tiled and hosts a bath with over head shower, a hand wash basin and w/c. To the first floor, you will find the master bedroom with en suite shower room and the second double bedroom. Additionally, there is a cellar to this property.

Externally, the home offers on street parking to the front of the property and to the rear, there is a small courtyard and three outbuildings providing extra storage space. There is a walk way to the side of the property that leads to the rear courtyard.

To book a viewing please call 01777 712611.

Living Room 12'4" x 14'0" (3.77 x 4.27)

Kitchen 10'0" x 10'5" (3.05 x 3.19)

Bathroom 4'11" x 6'0" (1.52 x 1.84)

Master Bedroom 12'5" x 14'0" (3.81 x 4.29)

En-Suite 12'5" x 3'5" (3.81 x 1.05)

Bedroom Two 10'0" x 10'7" (3.06 x 3.23)

Cellar

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

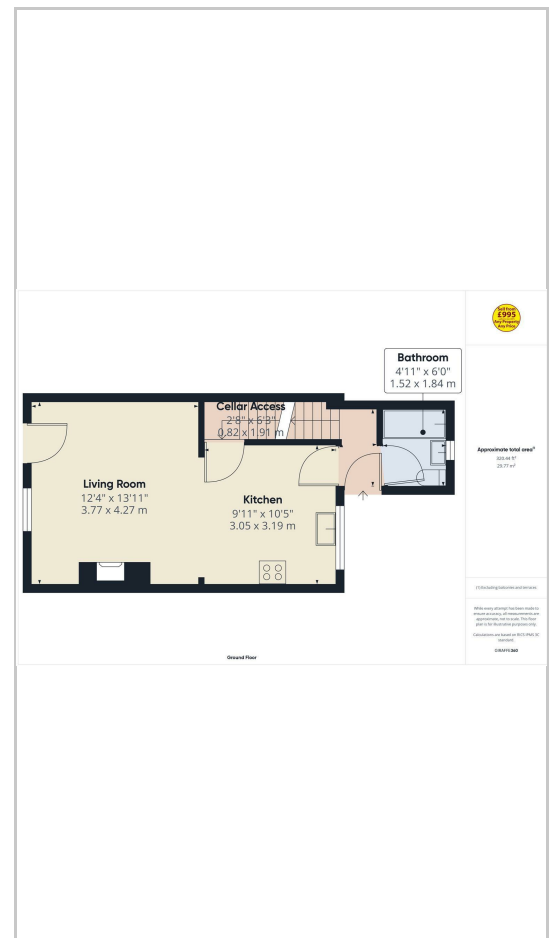
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

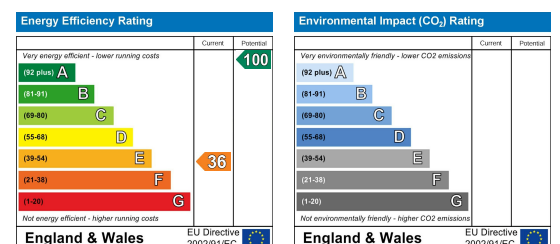
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.