



## Faraday Avenue

Tuxford, Tuxford, NG22 0HT

Offers over £160,000



Welcome to Faraday Avenue, Tuxford, Newark - a charming location that could be the setting for your new home! This delightful end terrace house boasts a cosy reception room, with three bedrooms, there's ample space for a growing family or for those who enjoy having a guest room or a home office. The property features a well-maintained bathroom, ensuring your comfort and convenience.

Located in a popular neighbourhood, this house offers walking distance to all local amenities and situated on the local bus route .

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community.



Description

The property is presented to the open market with no upward chain, and briefly comprises of; lounge, kitchen / diner, conservatory, three bedrooms and a family bathroom. The property is situated in a popular location within walking distance to the primary school, Tuxford academy school, doctors and local amenities.

Entrance

Stepping in through the upvc front door into the hallway with a solid wood floor and stairs leading to the first floor.

Lounge 16'8" x 12'6" (5.09m x 3.83m )

Leading through into the lounge with the continuation of the solid wood flooring with a centre feature of a multi fuel fire, wall lights, front facing bay window and radiator.

Kitchen / Diner 19'8" x 9'10" (6.00m x 3.00m)

The kitchen / diner consists of Oak wall and base units, four ring electric hob with fan assisted oven, chrome extractor above, part tiled walls, sink with a centre drainer, washer and fridge freezer. The flooring has slate tiles and an understairs storage cupboard.

Conservatory 9'10" x 9'3" (3.00m x 2.84m)

The conservatory is built on a dwarf brick wall with windows to three elevations and French doors leading into the rear garden, tiled floor, electric point and light.

Stairs & Landing

Leading up the solid wood stairs onto the landing where there is the airing cupboard and loft access.

Master Bedroom 12'5" x 11'0" (to wardrobes) (3.80m x 3.37m (to wardrobes))

The master bedroom is a double bedroom front facing with solid wood floor, triple mirrored sliding door wardrobes and a radiator.

Bedroom Two 11'4" x 9'11" (3.46m x 3.04m)

A double rear facing bedroom, storage alcove, centre light and double radiator.

Bedroom Three 8'2" x 9'6" (2.50m x 2.90m)

A single bedroom front facing with solid wood flooring and radiator.

Bathroom 7'10" x 5'8" (2.40m x 1.73m)

The bathroom consists of a white three piece suite; bath with an electric shower and curved glass shower screen, hand basin and wc, fully tiled walls, tile effect laminate and chrome ladder towel rail.

Outside

To the front of the property there is a block paved driveway for off street parking, lawn and established shrubs and plants to add some beautiful colour. Side gated access to the rear garden mainly laid with stone patio, storage shed, fully enclosed.

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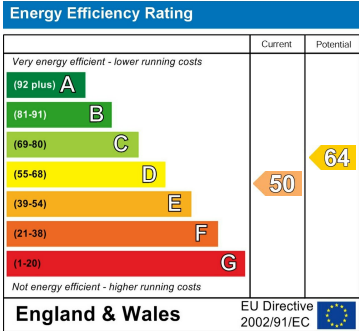
Area Map



Floor Plans



Energy Efficiency Graph



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