



## Eldon Green

Tuxford, Newark, NG22 0GZ

Offers in the region of £162,000



**NO UPWARD CHAIN** - Located on Eldon Green, Tuxford, Newark, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property as entering you will find a welcoming reception room. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively.

Outside, the property offers parking for one vehicle, providing added convenience for residents. The surrounding area of Tuxford is known for its friendly community and local amenities, making it a desirable location for those who appreciate a peaceful yet connected lifestyle.

This semi-detached house in Eldon Green is not just a property; it is a place where memories can be made. With its charming features and practical layout, it is sure to attract interest from a variety of potential first time buyers or investors. Do not miss the chance to make this lovely house your new home.





Description

Hallway

Upon entering the property into the hallway which has a solid Oak floor which continues through into the lounge, radiator cover, corner shelving and and the consumer units are located in the hallway.

Lounge 13'1" x 9'2" (4.00m x 2.80m)

The lounge has the continuation of the solid Oak flooring from the hallway, front facing window with a wall mounted electric fire, electric storage heater and understairs storage.

Kitchen / Diner 11'5" x 8'4" (3.50m x 2.56m)

The kitchen diner comprises of wall and base units, electric oven and four ring hob, worktop with breakfast bar, tiled flooring and the benefits of trifold doors leading out into the rear enclosed garden.

Cloak Room

Having the benefit of a down stairs cloakroom with wc and hand basin.

Stairs & Landing

The stairs have carpet leading up onto the first floor with a side facing window, access to the loft and airing cupboard.

Bedroom One 11'2" x 9'4" (3.41m x 2.85m )

A front facing double bedroom with a double built in wardrobe, carpet and storage heater.

Bedroom Two 12'2" x 6'0" (3.72m x 1.83m)

A double bedroom rear facing with carpet and storage heater.

Bathroom 6'3" x 5'9" (1.92m x 1.76m)

The bathroom comprises of a kidney shaped bath with shower over, curved shower screen, wc and hand basin, tiled walls and vinyl flooring.

Garage

The garage is a single garage with an up and over door with a driveway for one vehicle.

Outside

To the front of the property there is a small railed low maintenance garden, leading down the side where there is gated access into the enclose rear garden with lawn and two decking areas with the tranquil sound of the trickling stream. (The decking is in need of some repairs)

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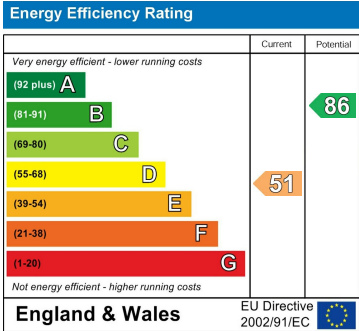
Area Map



Floor Plans



Energy Efficiency Graph



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