



Eldon Green

Tuxford, Newark, NG22 0GZ

£800 Per month



New Rental Opportunity - This delightful townhouse presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful retreat.

One of the notable advantages of this townhouse is the provision for parking, accommodating one vehicle, which is a valuable asset in this area. The location itself is a significant draw, with Tuxford offering a blend of rural charm and accessibility to local amenities, making it an ideal place to call home.

This property is perfect for those who appreciate a tranquil environment while still being within reach of Newark's vibrant community.



Description

Positioned in the highly regarded and well served village of Tuxford which offers many amenities including shops, post office, co-op, pubs. take away's, and a fantastic butchers. There are also highly regarded schools including Tuxford academy, renowned as being one of the best schools in the area. The property briefly comprises of a lounge, open plan kitchen, two bedrooms and a bathroom. A single garage and enclosed low maintenance garden to the rear.

Entrance

The property is entered through the front facing door into the hallway at the foot of the stairs.

Lounge 3.94m x 2.82m

Leading through into the lounge with hard flooring, central heating radiator and double glazed window to the front elevation.

Kitchen 3.68m x 3.81m

Fitted with a range of gloss wall and base units, complementary work surfaces and sink and drainer unit. Integrated appliances including electric hob, electric oven and dishwasher. Space for fridge freezer. Under stairs storage, laminate flooring and central heating radiator. Two double glazed windows and a double glazed door.

Stairs & Landing

Stairs leading to the landing with airing cupboard and double glazed window.

Bedroom One 3.51m x 2.90m

A double bedroom with built in wardrobes, central heating radiator and double glazed window.

Bedroom Two 3.58m x 1.85m

A single bedroom with a central heating radiator and double glazed window.

Bathroom 1.70m x 1.88m

Fitted with wc, wash hand basin and bath with shower above and shower screen. Complimentary flooring, heated towel rail, central heating radiator and double glazed window.

Outside

A small garden to the front with railings and an enclosed astro turf garden to the rear.

Garage

Single garage with up and over door.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment 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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

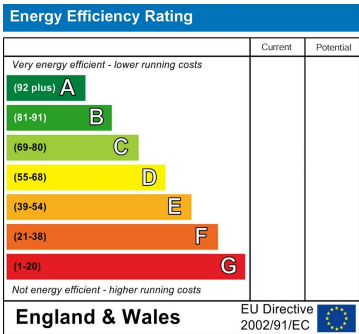
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.