



5 Hillside, Tuxford, NG22 0JJ



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Fixed price £140,000

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This three-bedroom property in Tuxford lies within easy walking distance of the highly regarded Tuxford Academy. Offered for sale with no upward chain, the property features a kitchen, dual aspect lounge, utility room and downstairs w.c., as well as three bedrooms and a shower room. There are also lawned gardens to the front and rear aspects.





RECEPTION HALL 0.86m x 1.34m (2'10" x 4'5")

Double glazed obscure front entrance door, staircase leading to 1st floor.

LOUNGE 3.46m x 5.71m (11'5" x 18'8")

Double glazed window to front aspect, two double panel radiators, double glazed sliding patio door to rear aspect, fireplace with coal effect fire within, television point, timber effect floor covering.

KITCHEN 2.94m x 3.93m (9'7" x 12'11")

Double glazed window to front aspect, fitted with range of gloss base and wall units consisting of cupboards and drawers underneath timber effect roll top work surfaces. Space and supply for electric cooker with extractor hood above, double glazed window to front aspect, one and a half bowl sink and drainer, panel radiator.

UTILITY ROOM 1.69m x 2.57m (5'6" x 8'5")

Double glazed window to rear aspect and matching obscure glazed door to rear, electric consumer unit, under-stair storage cupboard.

DOWNSTAIRS W.C. 1.69m x 1.66m (5'6" x 5'5")

Low-level flush WC, space and plumbing for washing machine, floor mounted 'Boulter' central heating boiler.

1ST FLOOR-LANDING 1.68m x 2.86m (5'6" x 9'5")

Double glazed window to rear aspect, panel radiator, cupboard housing hot water storage tank.

BEDROOM ONE 3.47m x 3.84m (11'5" x 12'7")

Double glazed window to front aspect, double panel radiator, bulkhead storage cupboard with shelving.

BEDROOM TWO 3.23m x 3.48m (10'7" x 11'5")

Double glazed window to front aspect, panel radiator, bulkhead storage cupboard.

BEDROOM THREE 2.43m x 2.51m (8'0" x 8'2")

Panel radiator, double glazed window to rear aspect.

SHOWER ROOM 1.67m x 2.53m (5'6" x 8'4")

Double glazed obscure window to rear aspect, low-level flush WC, fully tiled shower enclosure with 'Triton' electric shower, panel radiator, tile effect flooring.

GARDENS & GROUNDS

The property features lawned gardens to front and rear aspects, with a pathway leading from the front to the rear through a ginnel.

TENURE

Freehold





COUNCIL TAX

Band A

SERVICES

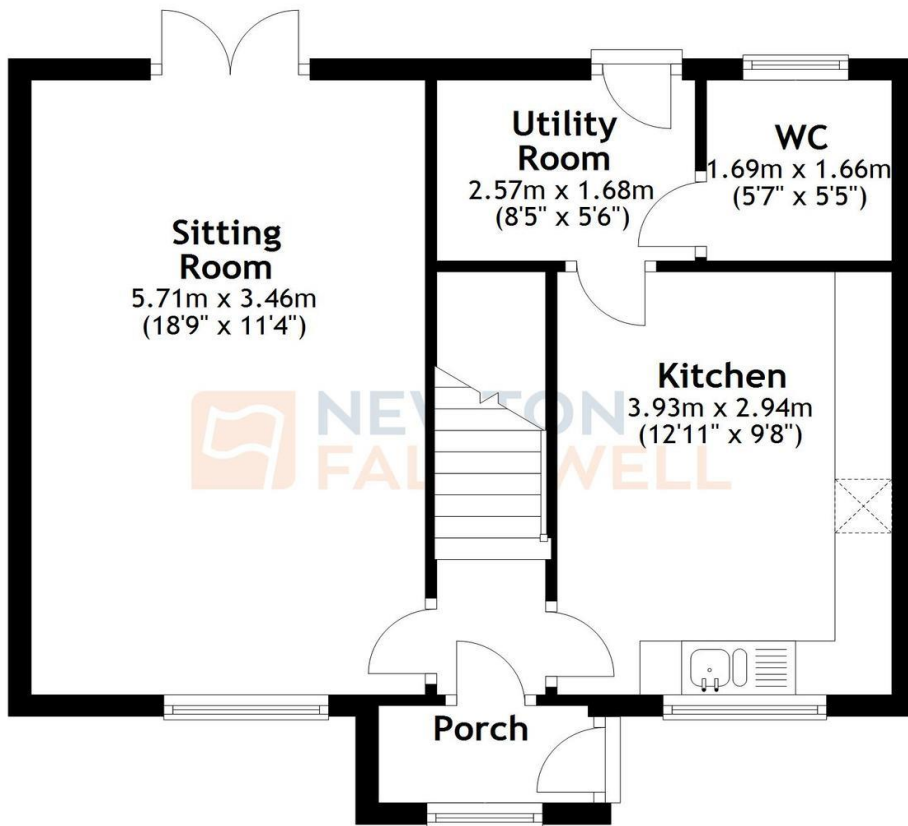
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

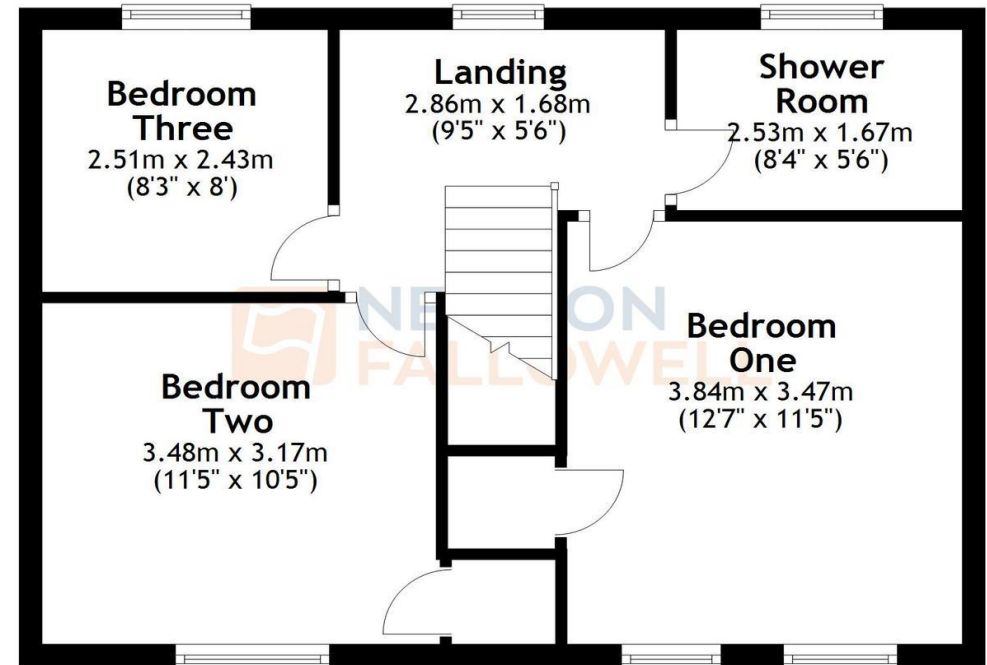
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



Ground Floor



First Floor



Total area: approx. 91.6 sq. metres (985.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
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