









# welcome to

# **Eastfield Park, Tuxford Newark**

A two bedroom parkhome positioned on an established and popular residential park home site in the well regarded and well served village of Tuxford, Nottinghamshire. Generously appointed throughout and attractive easy maintenance gardens and off street parking.













#### **Entrance Hall**

Double glazed window and door, central heating radiator and space for a freezer.

#### Lounge

19' 9" x 11' 1" max ( 6.02m x 3.38m max )

Three double glazed windows, coving to the ceiling, central heating radiator and a feature fire surround with an electric fire inset.

### **Dining Room**

9' 6" x 7' (2.90m x 2.13m)

Double glazed window, dado rail and sliding doors to the lounge.

#### Kitchen

10' 10" x 9' 8" ( 3.30m x 2.95m )

Range of cream wall and base units with tiled worksurfaces and a sink and drainer. Integrated electric hob with an extractor and an integrated electric oven plus space for a fridge. Double glazed window and a central heating radiator.

#### Conservatory

8' 1" x 7' 5" ( 2.46m x 2.26m )

Double glazed windows and doors, tiled flooring and space for a washing machine.

#### **Bedroom One**

9' 2"  $\times$  7' 11" to wardrobe front ( 2.79m  $\times$  2.41m to wardrobe front )

Fitted wardrobes to one wall, central heating radiators and double glazed window.

#### **Bedroom Two**

9' 2" x 7' 11" to wardrobe front (  $2.79m \times 2.41m$  to wardrobe front )

Central heating radiators and a double glazed window.

#### **Bathroom**

Fitted with a three piece suite in white, fully tiled walls and flooring, double glazed window and a central heating radiator.

#### Gardens

Astro turfed gardens with granite borders and a wrap around decked terrace. The gardens are enclosed by fence and gated,

## **Parking**

Resin and green granite driveway for two cars end to end.





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# **Eastfield Park, Tuxford Newark**

- Two bedroom parkhome
- Positioned on an established and popular residential parkhome site
- Easy maintenance astro turfed gardens with a wrap around deck
- Off street parking for two cars
- Many amenities on the doorstep

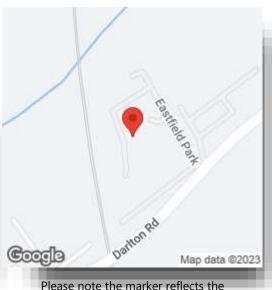
Tenure: EPC Rating: Exempt

# £110,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD108484

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref: RFD108484 - 0004 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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