



**Eldon Green, Tuxford Newark NG22 0GZ**



**welcome to**

**Eldon Green, Tuxford Newark**

This is a WELL PRESENTED three bedroom townhouse arranged over three levels. An IDEAL FIRST BUY or one to add to a rental portfolio, with an excellent rental yield. Positioned in the much regarded and exceptionally well served village of Tuxford.



### **Entrance Hall**

Double glazed door and an electric central heating radiator.

### **Dining Kitchen**

23' 6" x 10' 3" max ( 7.16m x 3.12m max )

Fitted with a comprehensive range of beech finish wall and base units with complementary worksurfaces and a one and a half stainless steel sink and drainer. Integrated electric oven and a hob with an extractor above plus plumbing for a washing machine. Complementary flooring, electric central heating radiator, understairs storage and two double glazed windows.

### **Utility**

7' 1" x 5' 7" ( 2.16m x 1.70m )

There is space for a fridge freezer plus plumbing for a washing machine, worksurfaces and a heated towel rail.

### **Cloakroom**

Fitted with a wash hand basin and w.c. and complementary flooring.

### **First Floor Landing**

Stairs lead to the second floor

### **Lounge**

13' 10" max x 12' 7" ( 4.22m max x 3.84m )

Two double glazed windows, electric central heating radiator.

### **Bedroom Two**

10' x 9' 6" ( 3.05m x 2.90m )

Rear facing double glazed window and an electric central heating radiator.

### **Second Floor**

#### **Second Floor Landing**

Storage cupboard

#### **Master Bedroom**

13' 9" max x 8' 5" +recess and ensuite ( 4.19m max x 2.57m +recess and ensuite )

Triple glazed window, loft access and an electric central heating radiator.

#### **Ensuite**

Fitted with a shower cubicle, wash hand basin and a w.c. Electric central heating radiator and splashback tiling.

#### **Bedroom Three**

9' x 6' 4" ( 2.74m x 1.93m )

Triple glazed window, loft access and an electric central heating radiator.

#### **Bathroom**

A three piece suite comprising of a wash hand basin with tiled splashback, fully tiled shower cubicle and a w.c. , Complementary flooring and a heated towel rail.

#### **Exterior**

To the front is a cottage garden fronted by rail. To the rear is a lawned garden with a paved patio and path, gravelled area and a courtesy door leading to the garage.

#### **Parking And Garage**

There is a parking space in front of the garage for one car. The single garage is access via roller doors with power and light and a courtesy door which leads to the rear garden.

#### **Agent Note**

Electric central heating



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## **Eldon Green, Tuxford Newark**

- Modern three storey town house arranged over three levels
- Generous dining kitchen, utility and ground floor cloakroom
- First floor lounge and bedroom
- Master bedroom, ensuite, further double bedroom and family bathroom to the second floor
- Rear gardens, detached garage

Tenure: Freehold EPC Rating: D

# £170,000



Please note the marker reflects the postcode not the actual property

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