



*Tusford Road*

*Boughton*



£180,000

**Chadwells**  
Estate & Letting Agents





11  
TUXFOLD RD



JF51 APF





*Desirable Location... A  
promising opportunity in  
Boughton... No Upward Chain*







*Tuxford Road*







# *Welcome*

This three-bedroom extended semi-detached home, located in a popular residential area, is ready for its next chapter. It is simply calling out to those with a vision for transformation, this property eagerly awaits a new owner to restore its charm. Boasting a spacious lounge, larger than average kitchen/diner, downstairs shower room, along with three good size bedrooms and a family bathroom on the first floor. The property offers ample space for comfortable living. Outside there is a front garden, shared driveway and single garage. A side gate leads to the large private enclosed rear garden. With its potential waiting to be unlocked, this property will appeal to both investors and first-time buyers with the added advantage of no upward chain. Contact our office today to arrange a viewing and avoid missing out!



# Step inside...

## Entrance Hall

Enter through the uPVC door into the entrance hall, with carpet flooring, stairs off to the first floor, door leading to the lounge, radiator and ceiling light.

## Living Room *13' 5" x 15' 5" (4.09m x 4.71m)*

With a large uPVC bay window to front aspect, carpet flooring, open fire with marble effect surround, radiator, ceiling light and under stairs storage cupboard.

## Dining area *18' 3" x 15' 7" (5.55m x 4.76m)*

Extended dining area with uPVC door and window to rear aspect, solid fuel fire with tile surround, two radiators, two ceiling lights and carpet.

## Kitchen *8' 1" x 9' 2" (2.46m x 2.80m)*

Fitted with a range of wall and base units, roll top work surfaces and stainless steel sink with drainer and mixer tap. Tiled walls and flooring, space and plumbing for washing machine and free standing fridge freezer, uPVC window to the rear aspect.

## Shower Room *8' 1" x 2' 9" (2.47m x 0.85m)*

The shower room is fully tiled and has a low flush WC, hand wash basin and corner shower. Extractor fan, ceiling light, radiator and obscure window to side aspect.

## First Floor Landing

With carpet flooring, doors to the three bedrooms and family shower room, access to attic and UPVC window to the side aspect.

## Bedroom 1 *13' 6" x 10' 2" (4.12m x 3.11m)*

With carpet flooring, window to the rear aspect, radiator and ceiling light.

## Bedroom 2 *9' 11" x 10' 8" (3.03m x 3.24m)*

With carpet flooring, window to the front aspect, radiator and ceiling light.

## Bedroom 3 *9' 11" x 8' 4" (3.03m x 2.54m)*

With carpet flooring, window to the rear aspect, radiator and ceiling light.

## Family Shower Room *6' 11" x 7' 10" (2.10m x 2.40m)*

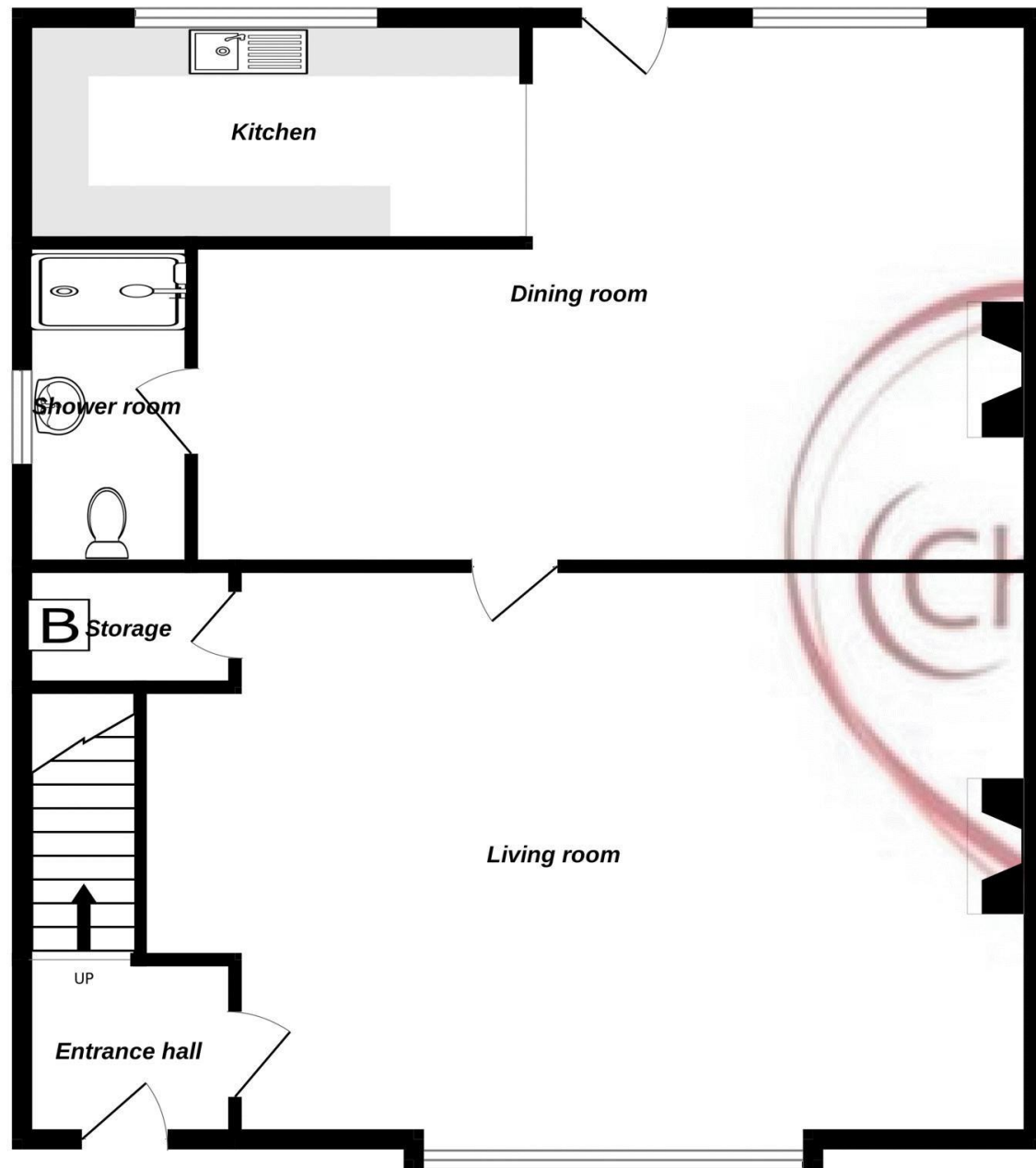
The bathroom is fitted with a three piece suite comprising corner shower unit, hand wash basin and WC. Fully tiled walls and flooring, radiator and obscure uPVC window to the front aspect.

## Externally

The front garden is mainly laid to lawn and offers a shared driveway that allows for off road parking and leads to a gated rear garden and garage. The rear garden is laid mainly to lawn with established shrubs around the borders, a patio seating area, concrete storage shed, greenhouse, outside tap and lighting.



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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