



Eldon Street, Tuxford Newark NG22 0LH

welcome to

Eldon Street, Tuxford Newark

****OFFERED WITH NO UPWARD CHAIN** OPEN TO OFFERS**** Ideal for first time buyers or investment property is this three bedroom end terraced house situated in the popular village of Tuxford. Comprising of kitchen, lounge, downstairs bathroom and three bedrooms upstairs.



Entrance Porch

Leading to the kitchen.

Lounge

Feature fire surround with multi fuel fire which is for the heating, stairs to the first floor and a double glazed window.

Kitchen

Fitted with beech wall and base units, complementary work surfaces, tiled splash back and sink and drainer unit. Space for fridge and freezer, tiled flooring and double glazed door.

Ground Floor Bathroom

Fitted with wc, wash hand basin and bath with shower attachment. Tiled walls and flooring.

Lean To Porch

Double glazed windows and double glazed door.

Landing

Stairs leading to the landing with double glazed window.

Bedroom One

Double room with double glazed window.

Bedroom Two

Further double room with cast iron fire place, storage cupboard and double glazed window.

Bedroom Three

Double glazed window.

Covered Car Port

Possibly could be used for parking for two cars.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Eldon Street, Tuxford Newark

- ****MORE INTERNAL AND EXTERNAL PHOTOS TO FOLLOW****
- OFFERED WITH NO UPWARD CHAIN
- Ideal for first time buyer or investment property
- Three bedroom end terraces house
- Lounge, kitchen and downstairs bathroom

Tenure: Freehold EPC Rating: F

Council Tax Band: A

offers in excess of

£120,000



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Property Ref:
RFD110444 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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