



## Eldon Street

Tuxford, Tuxford, NG22 0LH

£180,000



Located in the old market town of Tuxford, Newark, this end-terrace house on Eldon Street offers a kitchen / diner, lounge and three well-proportioned bedroom, ground floor bathroom.

Situated in a friendly neighbourhood, this home benefits from local amenities and excellent transport links, making it a great choice for commuters and families alike. The surrounding area boasts a sense of community, with parks and schools nearby, enhancing the appeal of this lovely residence.

This end-terrace cottage on Eldon Street is not just a place to live; could be an ideal investors property with some renovation.



## Description

NO UPWARD CHAIN - This end cottage is in need of some renovation in places but could be an ideal period cottage once complete. With a kitchen / diner, lounge, three bedrooms and a ground floor bathroom, rear Upvc porch, front away garden and a share of a carport.

### Kitchen / Diner 14'10" x 8'10" (4.54m x 2.71m)

A range of wall and base units, stainless steel sink, space for a free standing cooker, tiled floor, front facing window leading through to the ground floor toilet.

### Lounge 16'4" x 11'2" (5.00m x 3.41m)

The lounge has a centre feature of a wood burner with brick fireplace, window to the front elevation and open plan stairs leading to the first floor.

### Ground Floor Bathroom 5'11" x 5'3" (1.81m x 1.61m)

The bathroom has a white three piece suite with an electric shower over the bath, wc and hand basin.

### Rear Porch 10'11" x 4'9" (3.35m x 1.46m)

An upvc porch built on a brick dwarf wall with window to two aspects and door leading to the rear.

### Bedroom One 13'7" x 12'6" (4.16m x 3.83m)

A double bedroom front facing.

### Bedroom Two 10'4" x 8'7" (3.17m x 2.64m)

A double bedroom front facing with an over stairs cupboard.

### Bedroom Three 8'11" x 6'10" (2.72m x 2.09m)

A single room rear facing.

## Outside

To the front of the property there is an 'away' garden with a brick built storage building leading down the driveway to a shared carport.

## Disclaimer

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

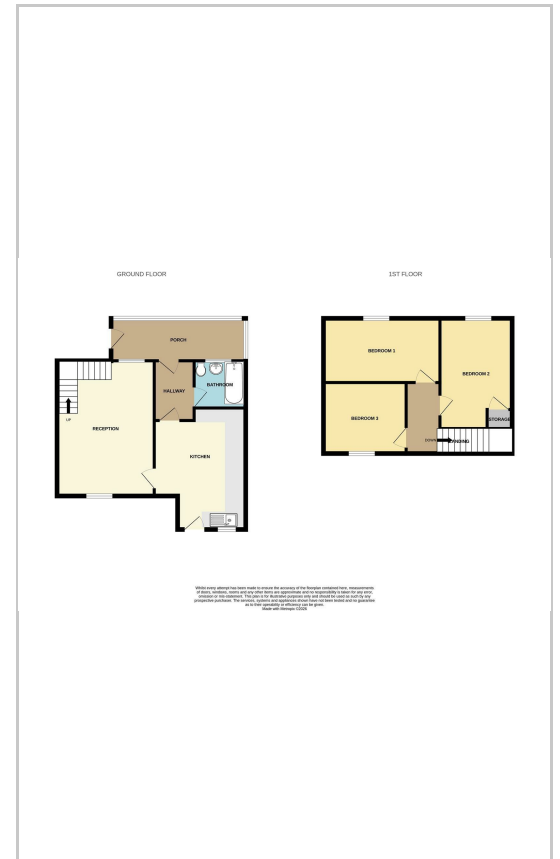
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Tetris UK Sales & Lettings Limited NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk