



50 ELDON STREET TUXFORD

A period end terraced cottage in the heart of the popular village of Tuxford. The property benefits from a good sized split level lounge dining room as well as a galley style kitchen with a ground floor shower room. There are two double bedrooms upstairs. The property benefits from an air source heat pump, solar panels and a good sized rear garden with patio, lawn and outbuilding.

OIRO £100,000

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BROWN & CO

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50 ELDON STREET, TUXFORD, NEWARK, NG22 0LH

LOCATION

Tuxford is a large village with a local co-operative convenience store, post office and a selection of local shops including fish and chip shop and post office. There is good accessibility to Tuxford Academy as well as good links to the A1 leading to the wider motorway network. Both Retford and Newark are within comfortable distance both providing comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh inter city link.

DIRECTIONS

What3words///dignify.helpers.makes

ACCOMMODATION

Three quarter glazed UPVC door to

SITTING ROOM 12'8" x 12'3" (3.90m x 3.76m) front aspect double glazed window. Painted brick fireplace with Rayburn stove, tiled hearth and wooden mantle. Exposed ceiling timbers, stained wood flooring, TV and telephone points. Step down to

DINING AREA 12'8" x 9'6" (3.90m x 2.92m) rear aspect double glazed window with views to the garden. Under stairs storage area and stairs to first floor landing. Exposed ceiling timbers and door to

GALLEY KITCHEN 16'0" x 6'8" (4.91m x 2.08m) side aspect double glazed window. Half glazed UPVC door. A good range of medium oak coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for a washing machine. Space for dishwasher. Space for free standing cooker and upright fridge freezer. Ample working surfaces, ceramic tiled flooring, part tiled walls (in need of some completion). Contemporary radiator and door to

WET ROOM 6'7" x 5'5" (2.03m x 1.68m) side aspect obscure double glazed window. Recently installed in 2023. Walk-in shower with handheld shower attachment and raindrop shower head. Aqua board surround. Pedestal hand basin, low level wc, non-slip flooring.

Turning staircase with rear aspect double glazed window to **FIRST FLOOR LANDING**.

BEDROOM ONE 12'0" x 12'0" (3.66m x 3.66m) with two double glazed front aspect windows. A range of built-in wardrobes with hanging and shelving space.

BEDROOM TWO 9'8" x 9'7" (2.98m x 2.95m) rear aspect double glazed window. Access to roof void.

OUTSIDE

Pedestrian access to the rear of 54 leading to the garden of number 50 for bins. Gate to the private garden of no. 50. Full width split level paved patios. Air source heat pump. Attached outbuilding. Timber Summer House. The garden is well established and is fenced to all sides. A good area of lawn with established flower beds and borders as well as a small timber shed.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

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 finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in January 2026.



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