



Fleming Avenue

Tuxford, Newark, NG22 0HZ

£160,000



Clark Estates are delighted to present to the open market this delightful semi-detached house on Fleming Avenue which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere.

Fleming Avenue is situated walking distance to all local amenities, schools, and parks are within easy reach, providing everything you need for day-to-day living.

This property presents a wonderful opportunity for anyone looking to add to their rental portfolio or to settle within a community. Whether you are a first-time buyer, landlord or seeking a family home, this semi-detached house is sure to impress. Do not miss the chance to make this charming residence your own.



Description

Ideal BTL / FTB property situated in a popular location of Tuxford close to all amenities. The property briefly comprises of a lounge, kitchen /diner and utility to the ground floor and to the first floor there are three bedrooms and a family bathroom.

Entrance Hall

The property is entered leading up the concrete steps to the front door into the hallway with carpet, stairs leading to the first floor.

Lounge 14'10" x 11'9" (4.53m x 3.59m)

The lounge is front facing with carpet, centre feature of a solid fuel central heating back boiler system wooden surround and stone hearth.

Kitchen 12'2" x 8'8" (3.71m x 2.65m)

The kitchen /diner has a range of white high gloss units, worktop, built in electric fan assisted oven and four ring electric hob with extractor over, tiled floor, space for a dining table and two upvc windows over looking the rear garden.

Utility Room 8'10" x 5'10" (2.71m x 1.80m)

The utility room has white high gloss wall and base units in keeping with the kitchen, plumbing for a washing machine and a side door leading to outside.

Landing

The stairs has carpet leading to the first floor landing with loft access.

Master Bedroom 12'2" x 11'7" (3.73m x 3.55m)

The master bedroom is a double room with carpet, rear facing double glazed window, radiator and the airing cupboard housing the hot water tank.

Bedroom Two 9'5" x 8'0" (2.89m x 2.46m)

A double bedroom front facing with carpet and radiator.

Bedroom Three 10'4" x 6'6" (3.15m x 1.99m)

A traditional single box room with carpet, radiator and front facing upvc window.

Bathroom 5'10" x 5'6" (1.80m x 1.70m)

The bathroom comprises of a bath with shower over, wc and hand basin.

Outside

To the front of the property there is off road parking (no dropped kerb). To the rear is a generous size garden with a lawn and a central path.

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 Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

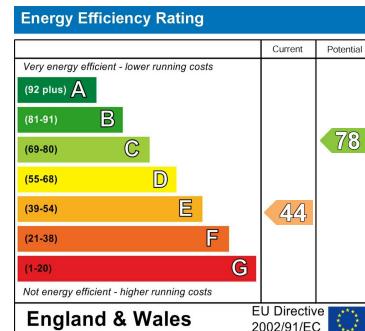
Area Map



Floor Plans



Energy Efficiency Graph



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