



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.

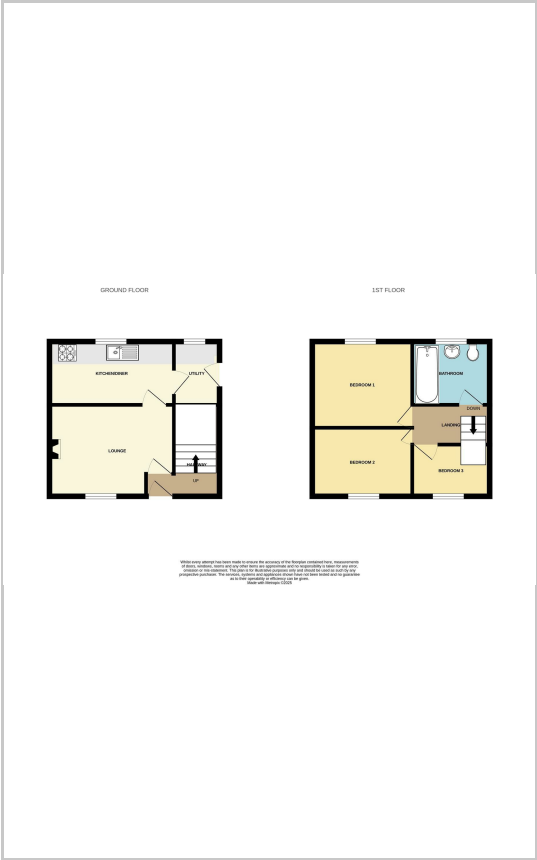
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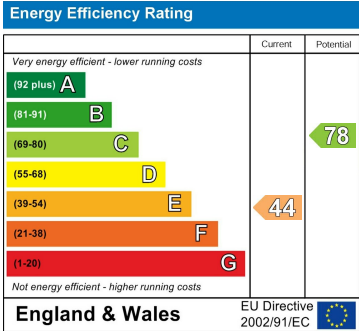
Area Map



Floor Plans



Energy Efficiency Graph



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