



**Marnham Road, Tuxford Newark NG22 0JH**

**welcome to**

**Marnham Road, Tuxford Newark**

**\*\*NO CHAIN\*\*** A three-bedroom semi-detached property in Tuxford offering excellent potential for modernisation. Benefiting from a generous rear garden and well-proportioned accommodation throughout, this is an ideal opportunity for buyers looking for a renovation project in a convenient location.



### Entrance Hall

Having a radiator and stairs rising to the first floor.

### Lounge

There is a fireplace which is currently disused, radiator and bay window to the front.

### Dining Room

Having a fireplace with electric fire, storage cupboards and sliding patio doors to the rear.

### Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, eye level oven, induction hob, boiler, window to the rear and door to the side.

### First Floor Landing

Having access to the loft and window to the side.

### Bedroom One

There is a disused fireplace, radiator and large window to the front.

### Bedroom Two

Having built-in storage, disused fireplace, radiator and large window to the rear.

### Bedroom Three

There is a radiator and window to the front.

### Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator and window to the front.

### Outside Front

To the front of the property there is a grassed area and stairs from the road.

### Rear Garden

The enclosed good sized rear garden has a driveway which is accessible through double gates from the rear.

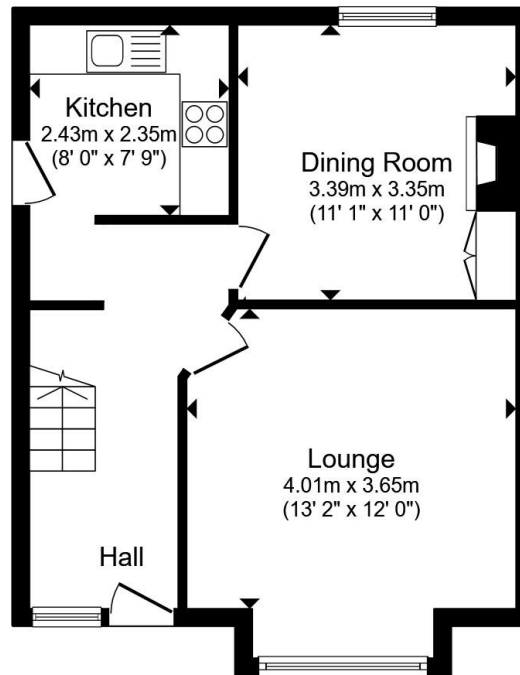
### Notice Of Offer:

Property Address: 10 Marnham Road, Tuxford, Newark, NG22 0JH.

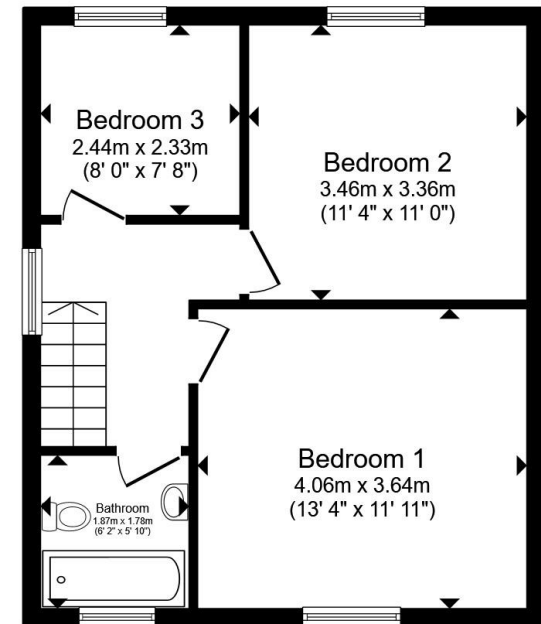
We advise that an offer has been made for the above property in the sum of £116,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: William H Brown, 47-48 Market Place, Newark, NG24 1EG.

Agents Telephone Number: 01636 640473



Ground Floor



First Floor

Total floor area 85.4 m<sup>2</sup> (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Marnham Road, Tuxford Newark

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- IN NEED OF RENOVATION
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: F

Council Tax Band: B

# £115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106572 - 0004

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.



william h brown



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