



Peel Avenue

Tuxford, Newark, NG22 0LY

£190,000



A delightful semi-detached house in a cul de sac location of Peel Avenue 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 two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family or an additional ground floor bedroom.

Situated in a popular location, this home benefits from local amenities and excellent transport links, making it an ideal choice for commuters and families alike. The surrounding area boasts a variety of parks and recreational facilities and walking distance to the schools and shops.

With its prime location, it presents a wonderful opportunity for anyone looking to settle in Tuxford. Do not miss the chance to make this charming residence your new home.



Description

NO UPWARD CHAIN - This three / four bedroom semi detached property is located in a cul de sac close to the schools and shops and within the catchment area of the sought after Tuxford Primary Academy. The property briefly comprises of a kitchen / diner, utility room, two reception rooms, three bedrooms and a family bathroom. To the front there is ample of off road parking and a generous size rear garden.

Hallway

The property is entered through the front facing door into the hallway with access to the ground floor rooms and stairs to the first floor.

Front Reception

The front reception room has a bay upvc window, laminate flooring, centre ceiling light. This could be an additional bedroom.

Main Reception

The main reception rom is rear facing with laminate flooring, fire place with a wooden mantle housing a wood burner.

Kitchen / Diner

The kitchen has country style cream wall and base units, electric range with a chrome extractor above, complimentary butcher block work top and tiled flooring with under floor heating, recess lights and dual aspect windows.

Utility Room

A side facing utility room leading to the kitchen with a counter worktop with space for under counter appliances.

Stairs & Landing

With carpet leading to the first floor landing.

Bedroom One

A double bedroom rear facing with built in Louvre wardrobes either side of the chimney breast, laminate flooring and radiator.

Bedroom Two

A front facing double bedroom with laminate flooring and built in wardrobe.

Bedroom Three

A single room front facing with laminate flooring and radiator.

Bathroom

The bathroom comprises of a white three piece bathroom suite; bath with an electric shower over, curved glass shower screen, hand basin with vanity cupboard and wc, part tiled walls and chrome ladder towel rail.

Outside

To the rear there is an enclosed garden laid to lawn and to the front there is a block paved driveway for several vehicles and a dwarf brick wall.

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 WHATEVER IN RELATION TO THIS PROPERTY.

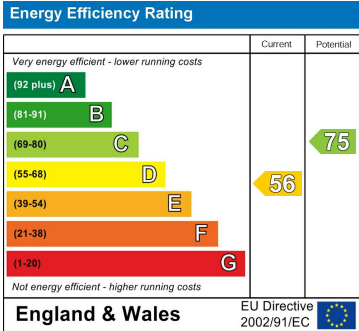
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.