



Eastfield Park

Tuxford, Newark, NG22 0JW

Offers over £130,000



Clark Estates are delighted to present this immaculate two double bedroom residential park home to the open market, situated in a great location.



Description

Clark Estates are delighted to present this beautifully presented sizeable residential park home, located on the edge of Tuxford on the Eastfield residential site. The home sits in a quiet position at the head of a cul-de-sac, with no passing traffic other than the two immediate neighbours.

The property benefits from two double bedrooms, two bathrooms, lounge and dining room and kitchen. To the outside there is off road parking for two cars as well as a sectional garage and a good sized outdoor storage shed and has low maintenance gardens to all sides.

Entrance

The property can be entered either side of the residential park home either into the kitchen or into the formal hallway which has carpet, radiator and storage cupboard.

Living Room 5.23m x 3.39m

The living room is a great size with a centre feature electric fan assisted fire with white surround and hearth, carpet, dado rail, two radiators with TRVs, centre and wall lighting and two bay windows for allowing the natural light to flow in.

Dining Room 2.90m x 2.50m

Open plan from the lounge into the dining room, with carpet, dado rail and French upvc leading out onto the front.

Kitchen 4.57m x 2m

The kitchen comprises of grey country style wall and base units, with an integrated electric fan assisted oven, four ring gas hob, chrome extractor, dishwasher, fridge/ freezer and space for washing machine, butcher block worktop and plinth, There is a side facing window with vertical blind and a storage cupboard housing the combi boiler.

Master Bedroom 2.76m x 2.89m

The master is a double bedroom with carpet, walk in wardrobe, radiator and centre light.

Ensuite Shower Room 1.60m x 1.55m

The en suite comprises of a corner curved shower cubicle with an electric power shower, wc and chrome ladder rail.

Bedroom Two 3.36m x 3m

A double bedroom side facing with built in wardrobes and over head cupboards, carpet and radiator.

Bathroom 2.11m x 1.97m

The bathroom consists of a white three piece bathroom suite; bath, wc and hand basin, part tiled walls, vinyl flooring and radiator.

Outside

The external grounds have an astro turf lawn to the rear, shed with power and lighting, sectional concrete garage with up and over door and parking on the block paved driveway for two cars with surrounding low maintenance gravel borders.

Additional Information

General Remarks and Stipulations

Tenure and Possession : The property is leasehold and the service charge is £44.72 per week.

Council Tax: Band A

Services: Mains water, electricity and drainage are connected along with a LPG fired central heating system. Please note, we have not tested the services 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.

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.

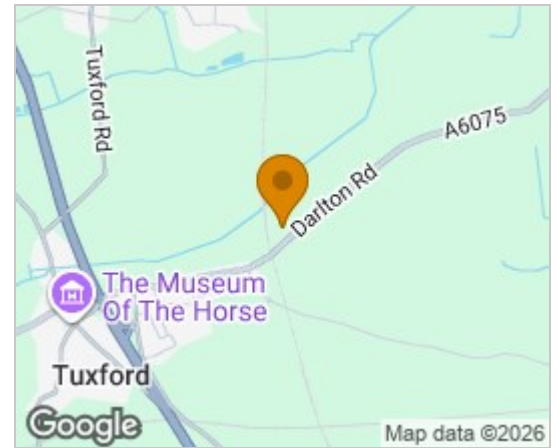
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.

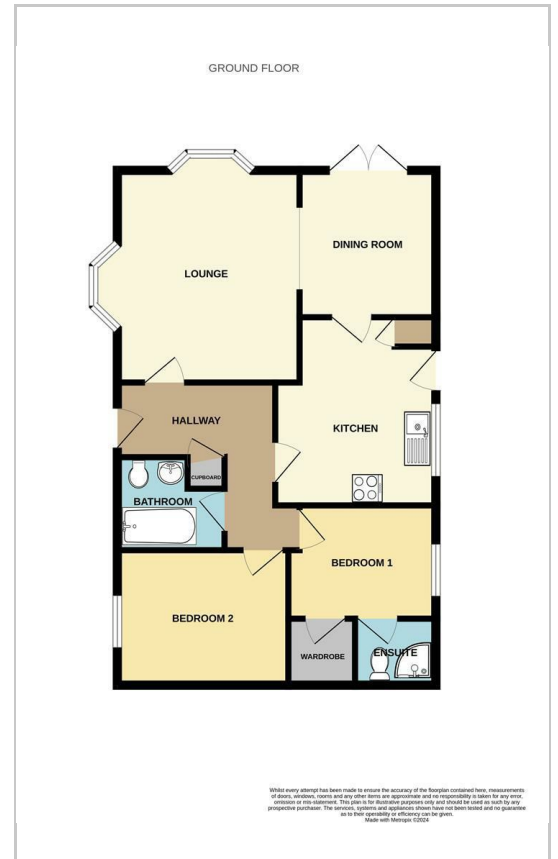
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

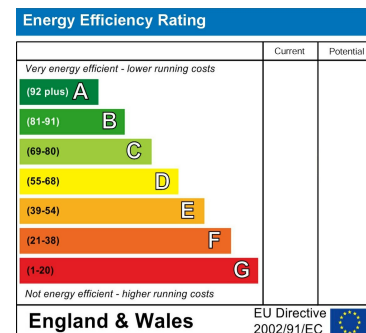
Area Map



Floor Plans



Energy Efficiency Graph



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