



Gilbert Avenue

Tuxford, Newark, NG22 0JB

Offers over £160,000



Located in the popular area of Tuxford, Newark, this delightful semi-detached house on Gilbert 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.

Situated in a friendly neighbourhood, residents can enjoy the benefits of local amenities, schools, and parks, all within easy walking distance. This property presents an excellent opportunity for those looking for an accessible location.

With its appealing features and prime location, this semi-detached house on Gilbert Avenue is a must-see for anyone in search of their next home. Don't miss the chance to make this lovely property your own.



Description

Ideal first time buyers property - This three bedroom semi detached property is a fantastic location for the Tuxford Academy being a stone throw away ! The property briefly comprises of a lounge, kitchen / diner, utility to the ground floor. Three bedrooms and bathroom to the first floor. An amazing opportunity to work from home in a purpose built insulated work cabin ideal for the beauty / cosmetic industry.

Hallway

The property is entered through the front composite door into the hallway with the stairs ahead and access into the lounge.

Lounge 15'10" x 12'4" (4.85m x 3.78m)

The lounge is front facing with an Upvc window, radiator with TRV and laminate flooring, panelled decorative wall and access into the kitchen / diner.

Kitchen / Diner 12'9" x 10'0" (3.91m x 3.05m)

The kitchen comprises of white country style wall and base units with rolled edge butcher block effect wood work surfaces, tiled splashbacks, four ring electric hob with fan assisted oven beneath and extractor hood over, plumbing for dishwasher, stainless steel sink and drainer, double glazed window to rear aspect, centre spot lighting, tiled floor, space for fridge freezer, radiator, door to pantry with shelving, access to the utility room.

Utility Room 10'0" x 7'8" (3.05m x 2.36m)

The utility room is an extension to the kitchen with under counter space for a washing machine and dryer, tiled floor, cupboard housing the oil central heated combi boiler, access to the ground floor cloak room and side door leading into the rear garden.

Cloak Room

The ground floor cloak room is a great benefit to any family home with wc and hand basin, side obscure window.

Stairs & Landing

With carpet leading to the first floor landing, loft access, side facing window and airing cupboard.

Bedroom One 12'4" x 10'11" (3.78m x 3.35m)

A front facing double bedroom with carpet and radiator.

Bedroom Two 11'3" x 9'10" (3.43m x 3.02m)

A rear facing double bedroom with carpet, radiator and built in storage cupboard.

Bedroom Three 8'2" x 9'3" (2.51m x 2.84m)

A single bedroom front facing with carpet and radiator.

Work Out Building

A purpose built insulated out building used as a cosmetics room with herringbone style flooring, electrics, sink, recess lights and base units with worktop.

Front Garden

To the front there is a slabbed driveway for two vehicles, lawn area, gated picket fence leading to the rear garden.

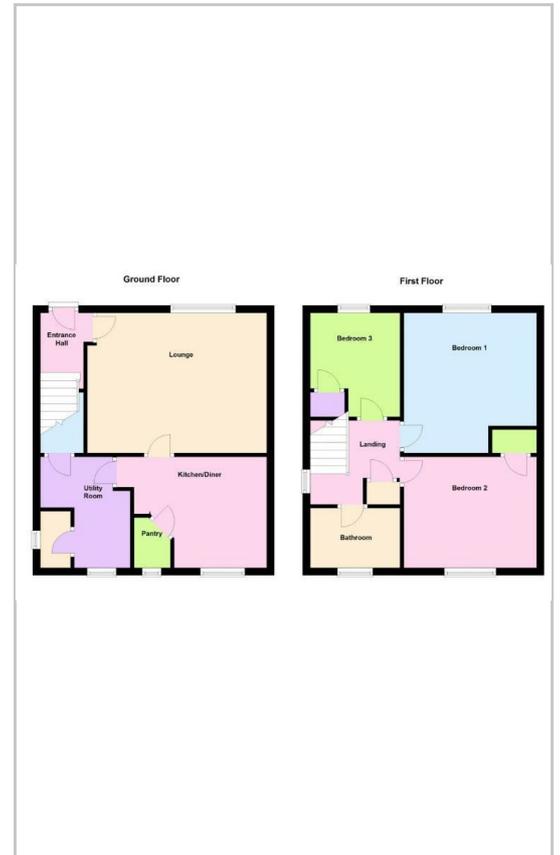
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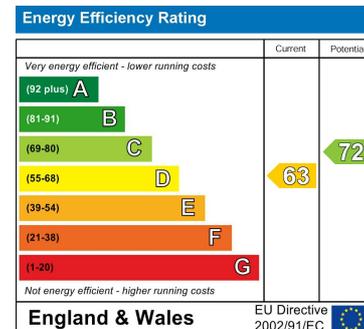
Area Map



Floor Plans



Energy Efficiency Graph



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