



## Eldon Street

Tuxford, Newark, NG22 0LG

£145,000



Ideal FTB - Investors Property - This delightful end-terrace cottage on Eldon Street offers a perfect blend of comfort and convenience.

Eldon Street is situated in a friendly neighbourhood, providing a sense of community while still being conveniently located near all of the local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility.

This end-terrace house presents a fantastic opportunity for anyone looking to settle in Tuxford. With its appealing features and prime location, it is a property that should not be missed. Whether you are a first-time buyer or seeking a rental opportunity, this home is ready to welcome you.



## Description

Clark Estates are delighted to present this two double bedroom charming 18th-Century end terraced cottage which is ideal for first time buyers or Investors. The property briefly comprises of; lounge, kitchen, two double bedrooms, modern bathroom and rear yard.

### Lounge 18'1 x 13'3 (5.51m x 4.04m)

Entering the property through the front composite door into the spacious dual-aspect lounge which benefits from uPVC double-glazed windows to the front and side aspects, a panel radiator, television and telephone points. A standout feature is the exposed brick fireplace with matching chimney breast and original wood ceiling beams. The open plan staircase leads to the first floor. Access to the kitchen is through a charming split stable door.

### Kitchen 14'0 x 12'10 (4.27m x 3.91m)

Generously sized and well-equipped, the kitchen offers a range of wall and base units with roll-top work surfaces, a dual-bowl composite sink with chrome mixer tap, and space for modern appliances. There are recently installed uPVC double-glazed windows to the rear and side, along with a composite rear door with obscured glazing leading to the enclosed yard. The kitchen also features a built-in storage cupboard, space and plumbing for a washing machine and dishwasher. Finished with light oak laminate flooring and ceiling-mounted spotlights, it also includes a panel radiator and wall-mounted electric fan heater.

### Stairs & Landing

The wooden slat stairs leads to the first floor, located is the thermostat control for the central heating, panel radiator, and access to the attic.

### Bedroom One 13'5 x 11'8 (4.09m x 3.56m)

A bright and spacious double bedroom with a uPVC double-glazed window to the front aspect and panel radiator, carpet and ceiling light.

### Bedroom Two 11'11 x 9'5 (3.63m x 2.87m)

A double bedroom with a uPVC double-glazed window to the side and airing cupboard housing the air source heat pump system and immersion heater tank, carpet and ceiling light

### Bathroom 6'9 x 5'11 (2.06m x 1.80m)

A modern recently renovated bathroom comprising of a three-piece suite; an acrylic bath with electric shower over and glass shower screen, wc and circular hand basin with vanity unit with a solid wood top, part tiled walls, wood effect flooring, radiator and recess lighting.

### Outside

A stone-effect wall and a wrought-iron gate are to the front of the property, with a path leading to the front entrance. A shared pathway along the left side of the cottage provides access to the enclosed rear yard which houses a concrete coal bunker, wooden shed and floor mounted air source heat pump.

### Additional Information

The property benefits from roof-mounted solar panels and air source heat pump, owned not leased, contributing to lower energy costs and greater sustainability. On-street parking is available with no restrictions.

### Disclaimer

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- 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.
- 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.
- 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.
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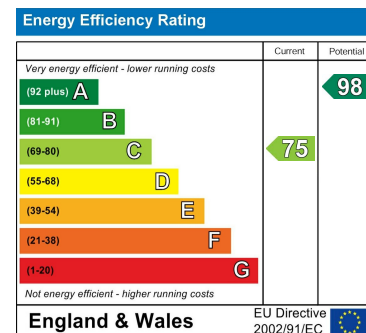
## Area Map



## Floor Plans



## Energy Efficiency Graph



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