



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.

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.

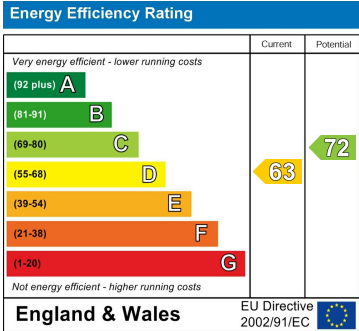
Area Map



Floor Plans



Energy Efficiency Graph



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.