



Newcastle Street

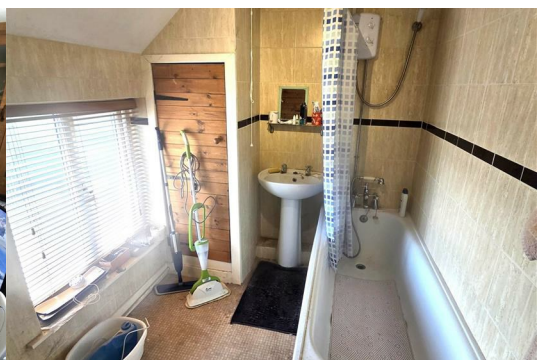
Tuxford, Tuxford, NG22 0LN

£95,000



Ideal BTL property. This end-terrace house on Newcastle Street offers a perfect opportunity for an investor / first time buyer. With one well-proportioned reception room and bedroom with a kitchen and bathroom.

Tuxford is known for its friendly community and picturesque surroundings, providing a tranquil lifestyle while still being within easy reach of local amenities. This property is an excellent opportunity for first-time buyers or investors.



Description

Ideal Investors property - This end terraced cottage briefly comprises of a rear porch, kitchen, lounge, one bedroom and bathroom.

Rear Porch

To the rear of the property there is an upvc porch leading into the kitchen.

Kitchen 9'3" x 6'3" (2.83m x 1.93m)

The kitchen is a typical cottage gally kitchen with base units with sink, under counter space for a fridge and space for a cooker. Under stairs storage cupboard, open plan stairs leading to the first floor and utility meter and consumer unit enclosed.

Lounge 11'5" x 11'4" (3.48m x 3.46m)

The lounge is front facing with laminate flooring, radiator and a centre feature of a brick fire place with a wooden mantle with an electric fire as secondary heating, built in storage units either side of the chimney breasts, ceiling beams and upvc door leading out onto the front.

Bedroom One 11'2" x 11'5" (3.42m x 3.48m)

A double bedroom front facing with wooden floor boards, built in storage units either side of the chimney breasts.

Bathroom 9'1" x 6'4" (2.79m x 1.94m)

With tiled walls, comprising of bath with an electric shower, wc and hand basin. Airing cupboard housing the hot water tank.

Outside

To the outside of the property there are several brick built storage units leading to the rear garden which is quite extensive.

Additional Information

Currently has a tenant who would like to stay and has been in the property several years. There is a degree of redecoration required. Current yield 6.25%

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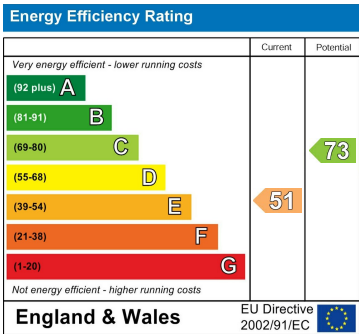
Area Map



Floor Plans



Energy Efficiency Graph



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