



## 7 GILBERT AVENUE TUXFORD

A very good sized semi detached family home providing good accommodation throughout. The property would benefit from some modernisation but offers a great first time buy or investment property.

**OFFERS OVER £140,000**

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**BROWN & CO**

Property and Business Consultants

# 7 GILBERT AVENUE, TUXFORD, NEWARK, NG22 0JB

## LOCATION

The property is situated on the fringes of this popular village with Tuxford Academy school within comfortable walking distance and a recently constructed Co-op convenience store on Ashvale Road. There is good access to open countryside and to the A57 and A1 both linking to the wider motorway network. Retford town centre is within comfortable distance providing comprehensive shopping, leisure and recreational facilities and the mainline railway station on the London to Edinburgh intercity link.

## DIRECTIONS

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## ACCOMMODATION

Half glazed UPVC door into

**ENTRANCE HALL** with stairs to first floor landing. Half glazed door to

**LOUNGE DINING ROOM 18'8" x 11'5" (5.72m x 3.49m)** dual aspect with double glazed picture window to the front and sliding patio doors to the rear. Feature polished wood fire surround with coal effect electric fire on raised marble effect hearth with matching insert. Ceiling roses, ornate coricing, central heating thermostat, TV point. Half glazed door to

**KITCHEN BREAKFAST ROOM 12'2" x 9'7" (3.71m x 2.96m)** double aspect to front and side. A comprehensive range of base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap. Built in Electrolux electric oven, four ring electric hob and extractor above. Ample working surfaces, laminate flooring, part tiled walls and spotlighting. Under stairs storage cupboard, half glazed door to

**UTILITY ROOM** with rear aspect double glazed window and UPVC door to the garden. Space and plumbing for washing machine with working surfaces above. Recess for upright fridge freezer. Space for one further appliance. Door to

**SHOWER ROOM** side aspect obscure double glazed window. Tile enclosed corner fitted shower cubicle with electric shower. Coloured pedestal hand basin and matching low level wc. Tiled floor, tiled walls and spotlighting.

## FIRST FLOOR

**LANDING** rear aspect double glazed window. Access to roof void. Built in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving.

**BEDROOM ONE 11'3" x 10'5" (3.45m x 3.21m)** front aspect double glazed window, built in over stairs storage cupboard with light. Double wardrobe with mirror fronted sliding doors, telephone point.

**BEDROOM TWO 12'9" x 7'8" (3.92m x 2.37m)** measured to front of full length range of bedroom furniture with ample hanging and shelving space. Front aspect double glazed window. Space for TV recess. TV aerial lead.

**BEDROOM THREE 8'5" x 7'10" (2.60m x 2.43m)** rear aspect double glazed window. Built in double wardrobe with storage cupboard above.

**BATHROOM** rear aspect obscure double glazed window. Coloured three piece suite comprising panel enclosed bath, pedestal hand basin and low level wc. Tiled flooring, tiled walls and recessed lighting.

## OUTSIDE

The front garden is fenced and walled to all three sides with a drop kerb giving access to the driveway with space for 1-2 vehicles. Coloured pebbled surround with central artificial lawn area. Wooden gate giving access to the rear garden.

The rear garden is a good size with fencing to all sides. Two good areas of lawn, paved patio area to the rear. Additional patio from the French doors and space for timber shed. External oil boiler with metal cover surround. Oil tank. External socket and water supply.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

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 finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

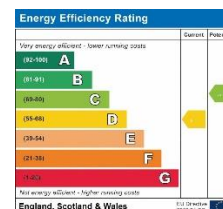
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in September 2023.



## IMPORTANT NOTICES

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