



27 Clinton Gardens
Tuxford, Newark, Nottinghamshire, NG22 0FQ

£69,750

2 Bedroom Semi-Detached House

- Leasehold
- SHARED OWNERSHIP
- Additional Share Available
- Semi Detached Home
- 2 Bedrooms
- Allocated Parking Spaces
- Highly Sought After Location
- EPC Rating - B, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 27 Clinton Gardens, Tuxford, Newark, Nottinghamshire, NG22 0FQ](#)



Overview

Price Representing a 45% Share - Additional Shares are available upon application.

Pygott and Crone are delighted to present this modern two Bedroom Semi Detached home pleasantly situated on Clinton Gardens, a recently constructed development on the outskirts of Tuxford. The immaculate living accommodation briefly comprises; Entrance Hallway, spacious Lounge, Kitchen Diner and WC. The first floor offers two Bedrooms and the Family Bathroom.

Externally there is a private and enclosed garden as well as allocated parking to the front of the home.



Tuxford is a small town pleasantly situated just off the A1 near Newark, providing easy access to a range of surrounding towns and cities. Tuxford offers a great range of local amenities, such as shops, pubs and cafes whilst also benefitting from the very popular secondary school - Tuxford Academy.

Please note - We have been advised that the property is Leasehold with 990 years left on the lease. The new owner will carry on the shared ownership rental agreement for the remaining percentage as detailed within the lease. The current charges for a 45% share are £261.09 monthly which includes building insurance and service charges. If you buy a larger share, you'll pay less rent.

The owner has advised us the property is heated by air source heat pump therefore no mains gas.

You'll need to pay a £250 reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.

The reservation fee secures the home for 56 days. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is not refundable.

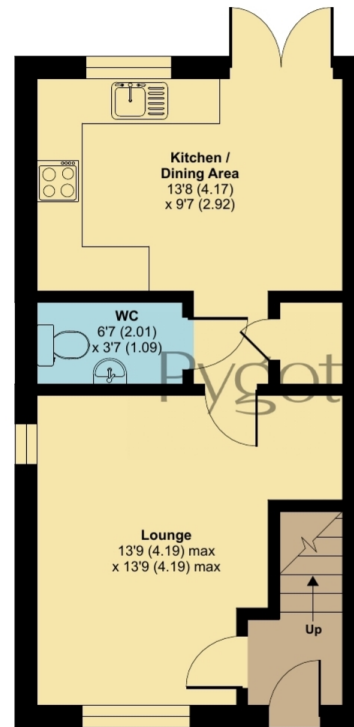




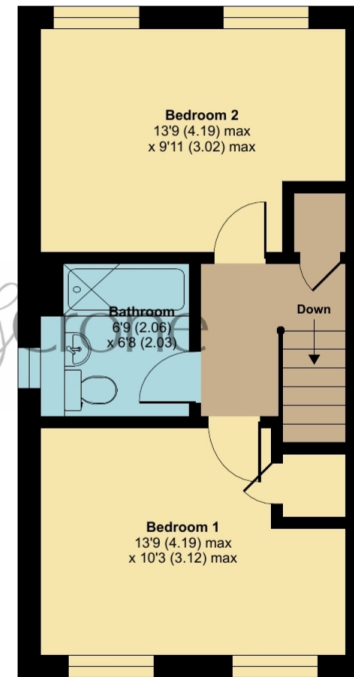
Clinton Gardens, Tuxford, Newark, NG22

Approximate Area = 766 sq ft / 71.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

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

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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27 Clinton Gardens, Tuxford
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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