



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

£77,500

2 Bedroom Semi-Detached House

- Leasehold
- 45% Shared Ownership Home
- 2 Bedroom Semi Detached
- Immaculately Presented
- Spacious Lounge/Dining Room
- Modern Kitchen
- Allocated Parking
- Highly Sought After Location
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 6 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/Dining Room, Kitchen and WC. The first floor offers two Bedrooms and the Family Bathroom.

Externally there is a private & enclosed garden as well as allocated parking to the side 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 a 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 £315.93 monthly which includes building insurance and service charges.

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



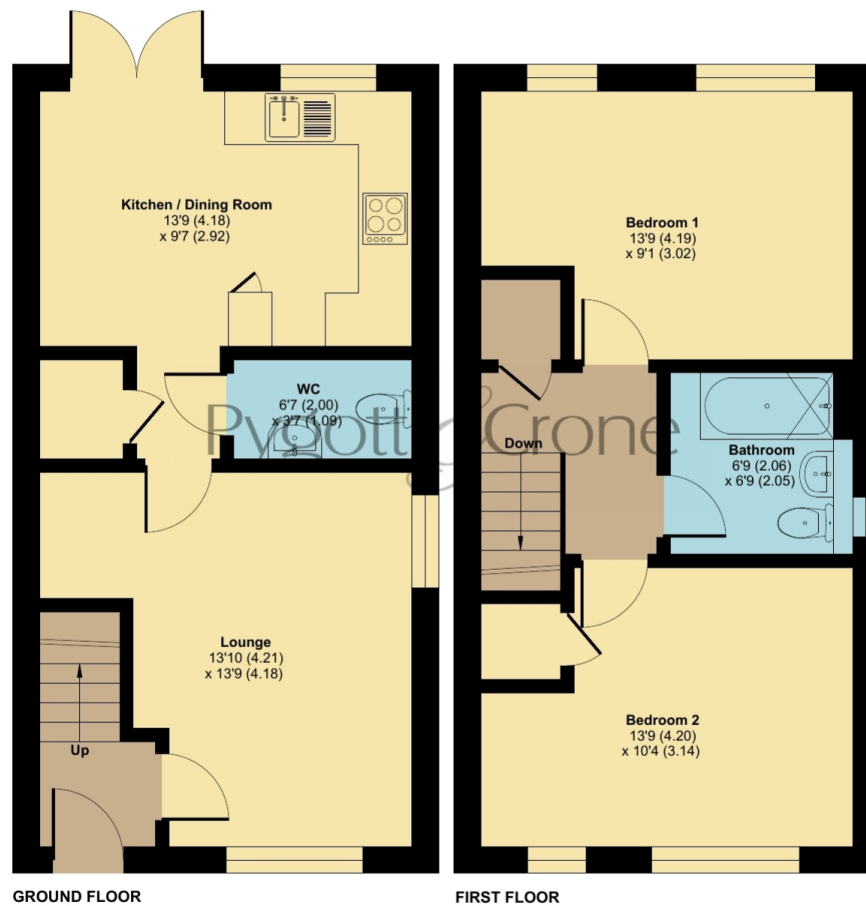




Clinton Gardens, Tuxford, Newark, NG22

Approximate Area = 764 sq ft / 70.9 sq m

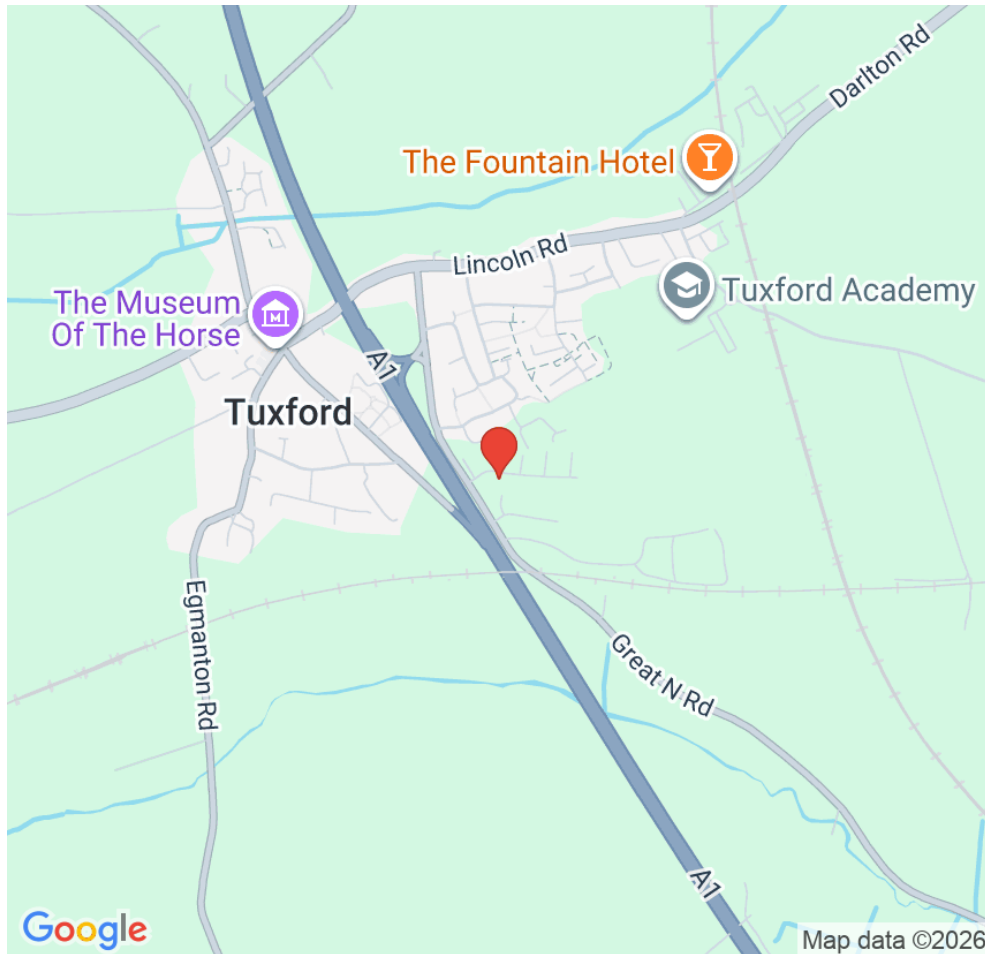
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1492985



Location



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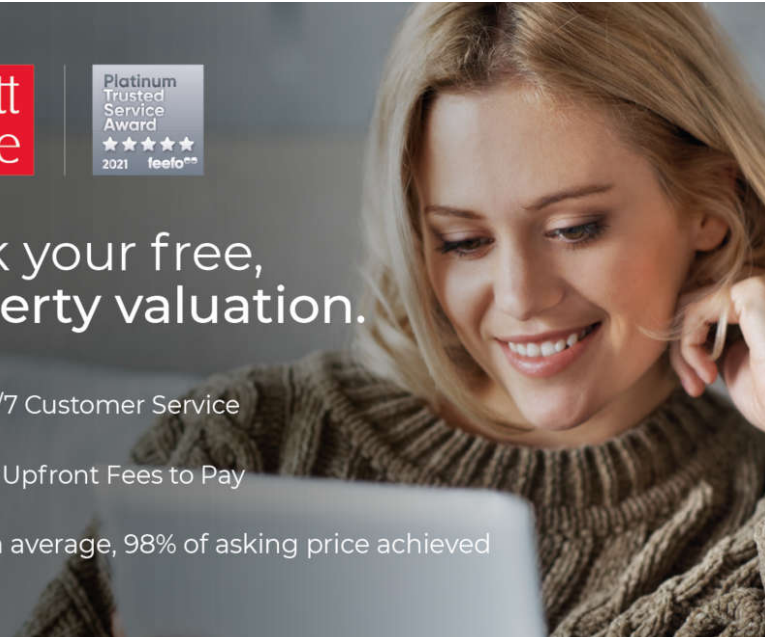







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6 Clinton Gardens, Tuxford
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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