



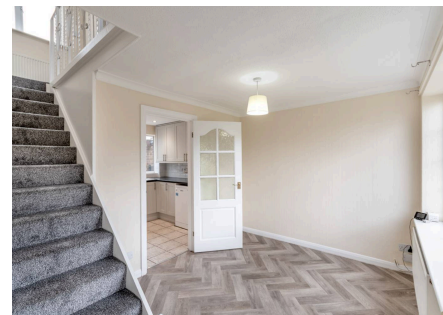
Orchard Crescent, Tuxford, NG22 0LU

£230,000 Freehold

• ****NO UPWARD CHAIN**** • Recently Redecorated THREE BEDROOM Detached Property • Ideal for First-Time Buyers or Investors • THREE RECEPTION ROOMS • Generous Private Driveway & Detached Single Garage • Fully Enclosed, Laid to Lawn Rear Garden & Patio Area • Advantageously Placed in the Well-Served Market Town of Tuxford • Easy Access to Nearby Towns of Retford, Newark & Lincoln via Excellent Commuter Links



We are delighted to welcome this recently redecorated THREE BEDROOM detached property to the market. Presenting an ideal opportunity for first-time buyers or investors, the living accommodation briefly comprises a dining room, modern kitchen, lounge, conservatory, master bedroom, two further bedrooms, and a well-appointed family bathroom. Outside sees a fully enclosed, laid to lawn rear garden and patio area, whilst a generous private driveway and detached single garage offer ample parking. Advantageously placed in the well-served market town of Tuxford, ever popular for its practicality for commuting to areas further afield via the A1, 23 Orchard Crescent enjoys easy access to everyday amenities, cafés, traditional pubs, a Post Office, and schools for all age groups. Tuxford Academy, having most recently achieved a good Ofsted rating, is just a brief drive away.

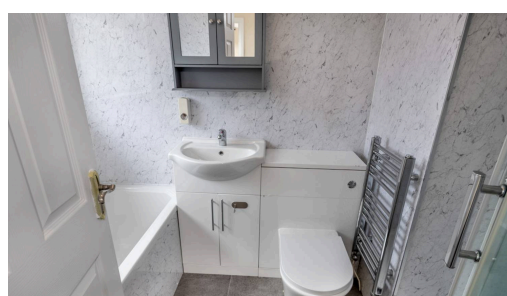


Council Tax band: C

Tenure: Freehold

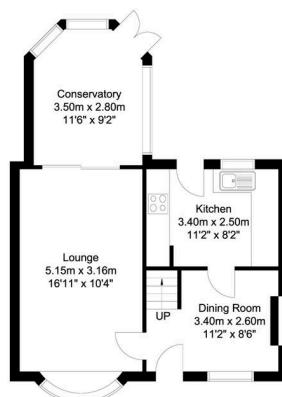
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

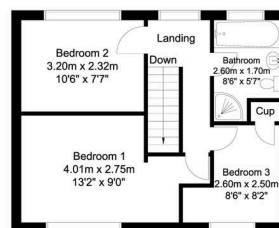


AJ ALEXANDER JACOB
STATE AGENTS & COMPANY

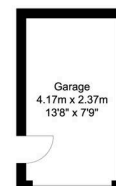
Ground Floor
45 sq m/484.37 sq ft
Approx.



First Floor
35 sq m/376.73 sq ft
Approx.



Outbuilding
10 sq m/107.63 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2026