



lighthouse

estate agents



50 Lawrence Avenue, NG17 8JW

Offers In The Region Of £162,500

Lighthouse Estate Agents are pleased to offer this charming property located on Lawrence Avenue in the picturesque Kirkby-In-Ashfield, Nottingham. This delightful semi-detached house boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space.

The property features a traditional design that exudes warmth and character, making it a welcoming place to call home. Having one bathroom, this house offers convenience and comfort for everyday living. One of the standout features of this property is the off-road parking available for two vehicles, ensuring that parking will never be a hassle for you or your guests. Additionally, the absence of an upward chain means a smoother and quicker transition for those looking to make this house their new home. New central heating system fitted July 2023, all new radiators in every room.

Don't miss out on the opportunity to own this lovely property in a desirable location. Contact us today to arrange a viewing and take the first step towards making this house your own.

Entrance Hall 11'10" x 5'10" (3.63 x 1.80)



Bedroom Two 13'4" x 9'8" (4.07 x 2.97)



Reception Lounge 14'4" x 12'11" (4.37 x 3.96)



Kitchen Diner 12'9" x 9'3" (3.91 x 2.82)



Bedroom Three 9'3" x 8'5" (2.84 x 2.57)



First Floor Landing



Bedroom One 13'4" x 12'7" (4.07 x 3.85)



Bathroom 8'3" x 5'6" (2.54 x 1.70)



Front Garden & Driveway

Enclosed Rear Garden

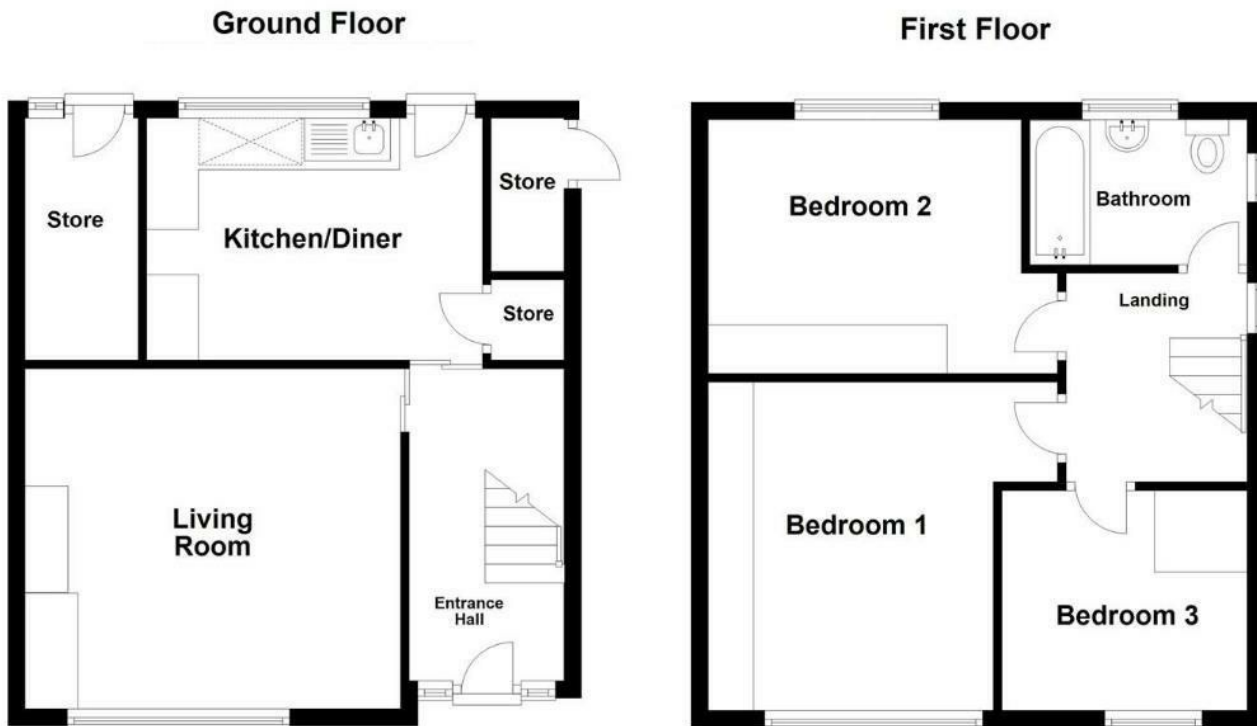
Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These

particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Floor Plan

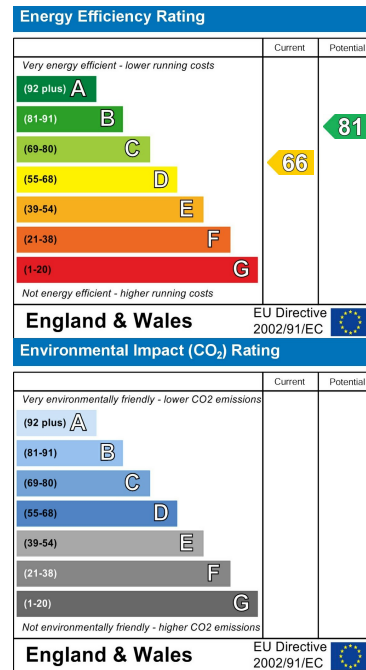


Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lighthouse Estate Agents Ltd.

Registered Office: 55 Station Street, Kirkby In Ashfield, Nottinghamshire NG17 7AN
 Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk
 www.lighthouse-estateagents.co.uk



Company No: 05878430