



# **lighthouse**

estate agents



**12 Hampden Street, Nottingham, NG17 8EF**

**Offers In The Region Of £174,995**

Lighthouse Estate Agents are pleased to offer this delightful semi-detached house boasting two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and a modern family bathroom, there's plenty of space for the whole family to unwind and make this house a home.

One of the standout features of this property is its beautiful gardens, providing a tranquil escape from the hustle and bustle of everyday life. Imagine enjoying your morning coffee surrounded by colourful blooms and lush greenery right in your own backyard. Convenience is key with off-road parking, ensuring you never have to worry about finding a space for your vehicle after a long day. This feature adds an extra layer of ease to your daily routine, making coming home a stress-free experience.

This property is not just a house, it's a warm and inviting family home waiting for new memories to be made. Don't miss out on the opportunity to own this lovely residence in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this house your own.

**Entrance Hall 15'11" x 6'8" (4.86 x 2.05)**

**Reception Lounge 14'6" x 11'5" (4.42 x 3.48)**

**Dining Room 11'4" x 12'8" (3.47 x 3.88)**

**Kitchen 9'10" x 6'8" (3.01 x 2.04)**

**Downstair W.C. 5'11" x 2'6" (1.82 x 0.77)**

**First Floor Landing 7'6" x 7'5" (2.31 x 2.28)**

**Bedroom One 13'0" x 10'9" (3.98 x 3.29)**

**Bedroom Two 12'4" x 10'9" (3.76 x 3.29)**

**Bedroom Three 8'8" x 7'5" (2.66 x 2.28)**

**Family Bathroom**

**Side Passage 16'0" x 3'1" (4.90 x 0.94)**

**Utility Room 7'4" x 6'0" (2.25 x 1.83)**

**Enclosed Rear Garden**

**Driveway**

### **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.

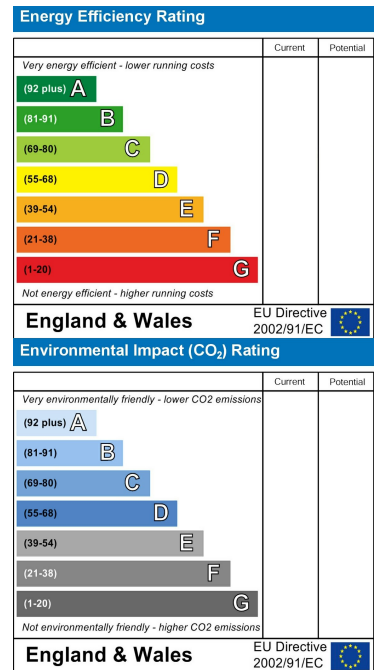
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification 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

## 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](mailto:admin@lighthouse-estateagents.co.uk)

[www.lighthouse-estateagents.co.uk](http://www.lighthouse-estateagents.co.uk)



Company No: 05878430