



lighthouse

estate agents



89 Vernon Crescent, NG15 9BP

Offers Over £410,000

Lighthouse Estate Agents are pleased to offer this charming detached property located on Vernon Crescent in the sought-after area of Ravenshead. This traditional family home boasts reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room. The property features a well-maintained bathroom and a spacious living area, providing a comfortable and inviting atmosphere for all. Parking will never be an issue with space for two vehicles, making coming home a breeze. The enclosed rear garden offers a private outdoor space where you can enjoy some fresh air or host summer barbecues.

One of the standout features of this property is that it comes with no upward chain, allowing for a smooth and hassle-free buying process. Whether you're looking to settle down in a peaceful neighbourhood or seeking a home with character and warmth, this house on Vernon Crescent is sure to tick all the boxes. Don't miss out on the opportunity to make this house your new home sweet home.

Entrance Hall 10'6" x 8'8" (3.21 x 2.65)



Sitting Room 10'10" x 8'5" (3.32 x 2.58)



Downstairs W.C.

Reception Lounge 21'11" x 11'9" (6.70 x 3.59)



First floor Landing 14'9" x 3'6" (4.52 x 1.07)



Dining Room 11'3" x 8'8" (3.45 x 2.65)



Bedroom One 14'7" x 9'9" (4.45 x 2.99)



Kitchen 17'11" x 11'10" (5.48 x 3.63)



Bedroom Two 11'1" x 11'9" (3.39 x 3.59)



Family Bathroom 9'8" x 8'1" (2.97 x 2.47)



Enclosed Rear Garden



Bedroom Three 11'1" x 8'1" (3.38 x 2.47)



Driveway & Garage

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.

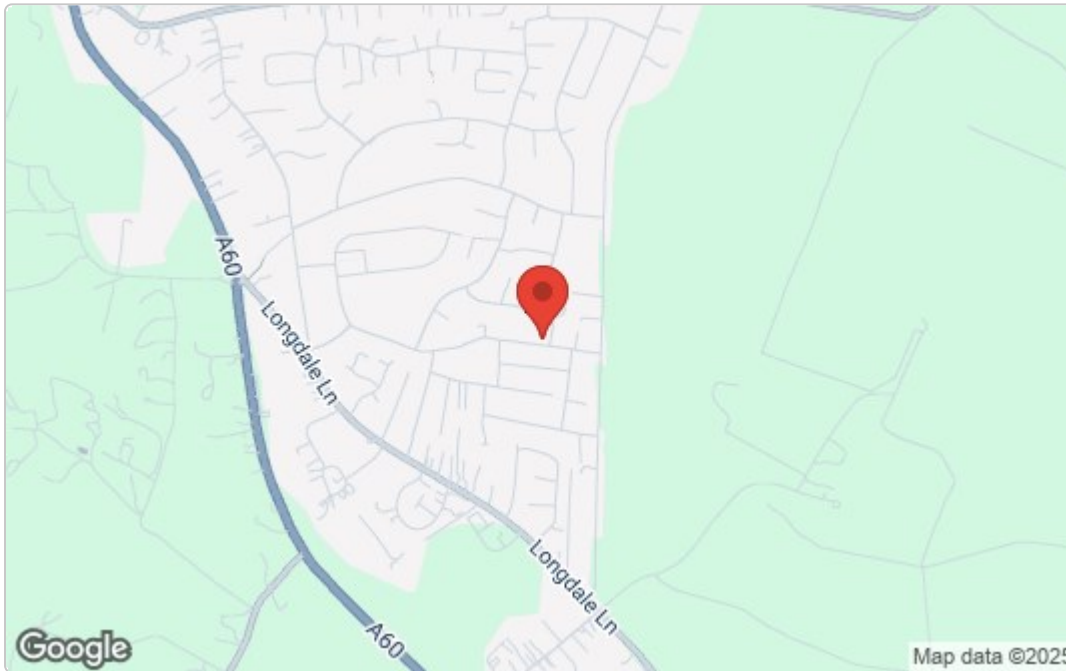
Bedroom Four 8'10" x 9'8" (2.71 x 2.95)



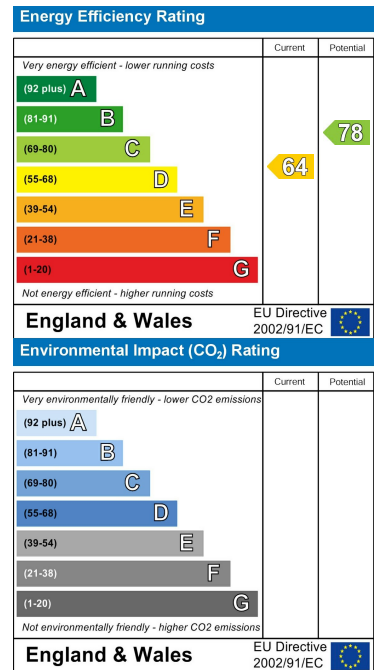
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification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

www.lighthouse-estateagents.co.uk

Company No: 05878430

