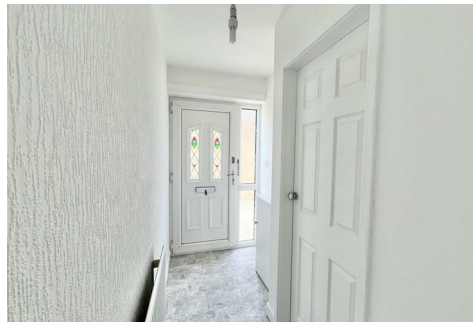




lighthouse

estate agents



33 High Tor, Sutton-In-Ashfield, NG17 3EX

Offers In The Region Of £174,000

Lighthouse Estate Agents are pleased to offer this charming detached bungalow located in the sought-after area of High Tor, Sutton-In-Ashfield. This lovely property boasts a spacious reception room, two cosy bedrooms, and a well-maintained bathroom, offering comfortable living spaces for you and your family.

Situated in a tranquil neighbourhood, this detached bungalow provides a peaceful retreat and features a driveway and garage, ensuring convenient parking for your vehicles. Additionally, the enclosed rear garden offers a private outdoor space where you can relax and unwind.

With no upward chain, this property presents a fantastic opportunity whether you are a first-time buyer, a small family, or someone looking to downsize, this bungalow caters to various needs and lifestyles.

Don't miss out on the chance to own this delightful detached bungalow in High Tor. Book a viewing today and envision the potential this property holds for you to create a cosy and welcoming home.

Entrance Hall**Reception Lounge 12'0" x 12'0" (3.68 x 3.67)****Kitchen 7'9" x 6'9" (2.38 x 2.08)****Bedroom One 12'1" x 10'11" (3.69 x 3.35)****Bedroom Two 10'4" x 8'11" (3.15 x 2.74)****Bathroom****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.

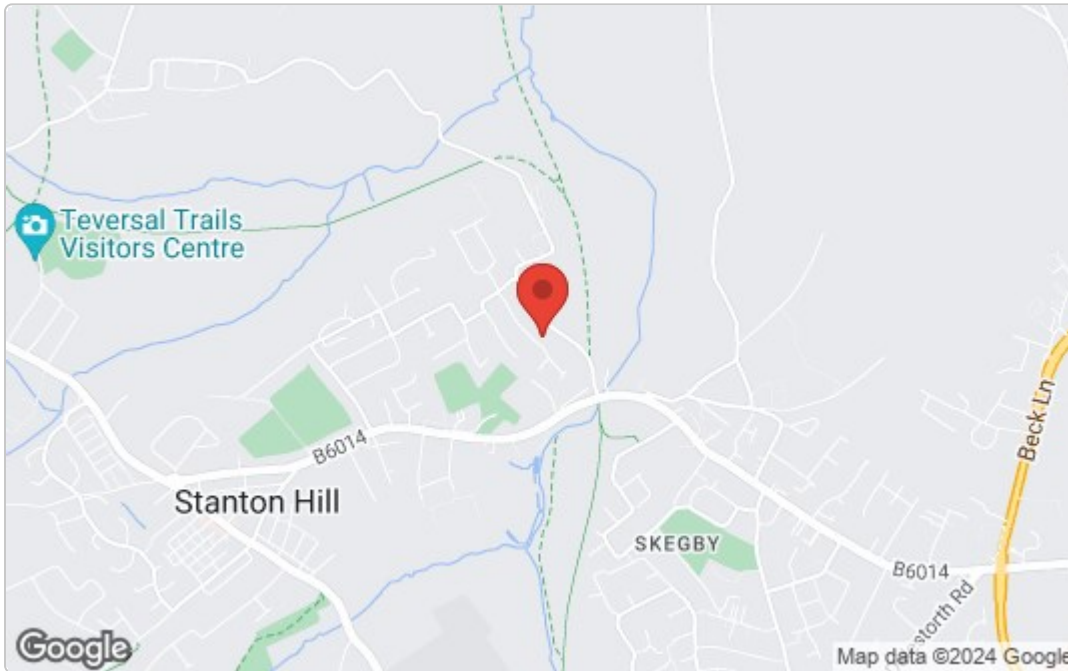
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification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

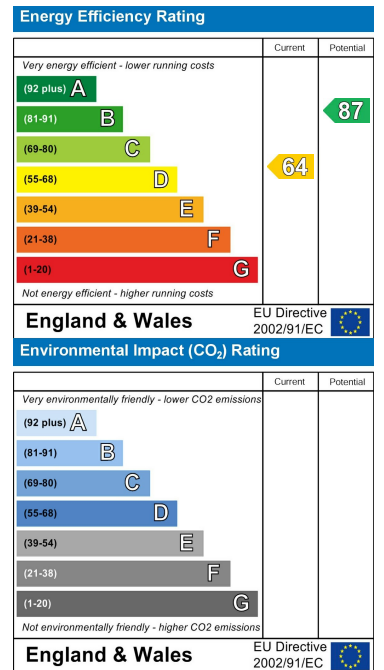


Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.

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.

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