



lighthouse

estate agents



1 Edward Street, NG17 7JQ

Offers In The Region Of £195,000

Lighthouse Estate Agents are pleased to offer this spacious three bedroom property with well thought out interiors and an enclosed rear garden. The property briefly comprises of a welcoming entrance hall, reception lounge, a fitted kitchen with dining area, three generous sized bedrooms and a family bathroom.

To the rear property is an enclosed rear large garden with a purpose built garden room, ideal for entertaining and workshop. The property further benefits from gas central heating system and double glazed windows.

Edward Street is within walking distance to many local amenities and offers excellent transport routes (M1/A38 junc 28). No Upward Chain.

Entrance Hall

Reception Lounge 12'4" x 12'9" (3.76 x 3.89)

Kitchen 10'4" x 11'4" (3.16 x 3.46)

Dining Area 7'6" x 11'1" (2.31 x 3.38)

Rear Hallway

First Floor Landing

Bedroom One 10'0" x 12'9" (3.05 x 3.89)

Bedroom Two 10'2" x 10'5" (3.12 x 3.20)

Bedroom Three 7'6" x 10'0" (2.29 x 3.07)

Family Bathroom 7'8" x 4'9" (2.36 x 1.45)

Enclosed Rear Garden



Agents Disclaimer

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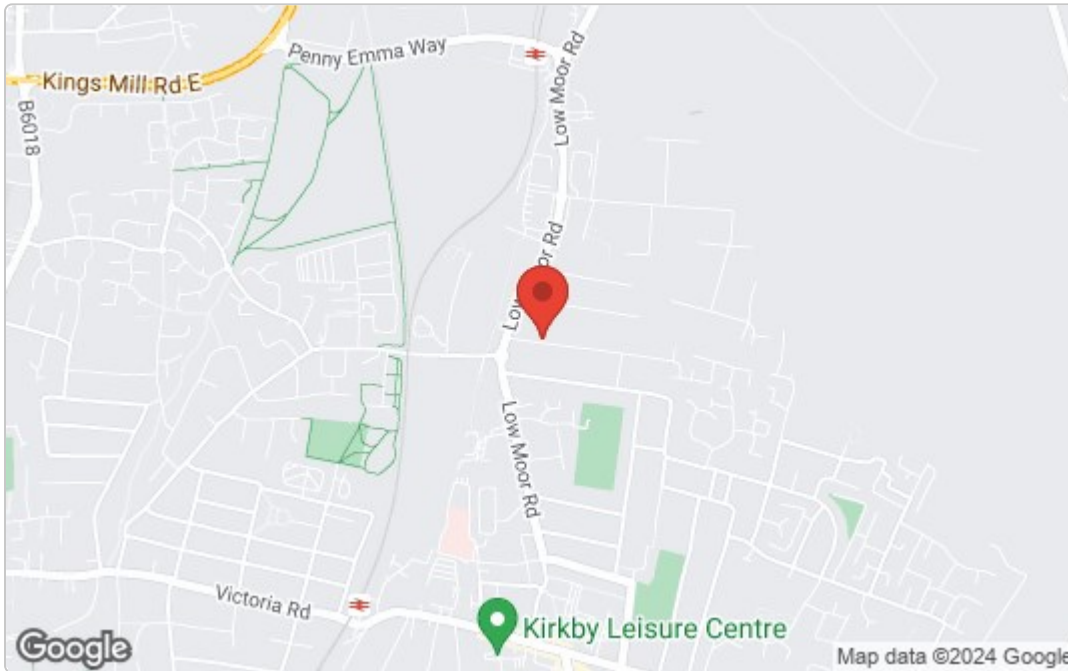
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification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

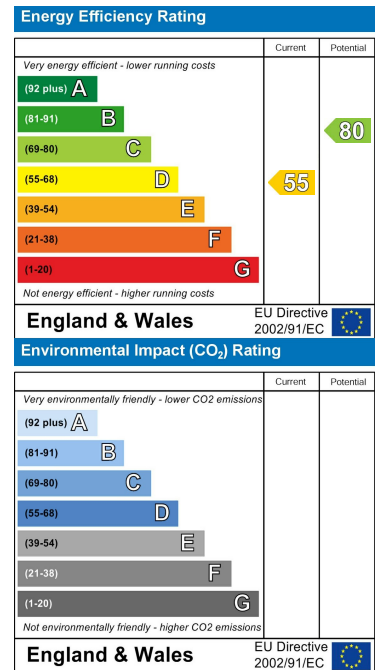


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

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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