



lighthouse

estate agents



6 Laburnum Avenue, NG17 8LQ

Offers In The Region Of £159,750

Lighthouse Estate Agents are pleased to offer this charming property with delightful countryside views right from your doorstep. This beautifully presented mid-terrace house boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space.

Step inside to discover a modern fitted kitchen, ideal for whipping up delicious meals while enjoying the scenic views outside. The property comes with the added bonus of solar panels, offering an eco-friendly and cost-effective way to power your home.

One of the standout features of this property is the fact that it comes with no upward chain, making the buying process smooth and hassle-free.

Whether you're a nature lover who enjoys the tranquillity of the countryside or someone who appreciates a well-maintained home, this property ticks all the boxes. Don't miss out on the opportunity to make this charming house your new home sweet home.

Laburnum Avenue offers easy access to many local amenities and excellent transport routes (M1/A38 junc 28). No Upward Chain.

Entrance Hall 14'5" x 3'3" (4.41 x 1.01)



Kitchen 9'3" x 10'0" (2.82 x 3.06)



First Floor Landing 24'3" x 2'9" (7.40 x 0.85)

Bedroom One 16'3" x 17'3" (4.96 x 5.28)



Reception Lounge 12'2" x 13'0" (3.71 x 3.98)



Bedroom Two 12'7" x 8'10" (3.86 x 2.70)



Dining Area 11'2" x 11'7" (3.42 x 3.54)



Bedroom Three 11'1" x 8'11" (3.40 x 2.72)



Family Bathroom 9'5" x 10'2" (2.88 x 3.10)



property from the market and instructing solicitors for your purchase.

Enclosed Rear Garden



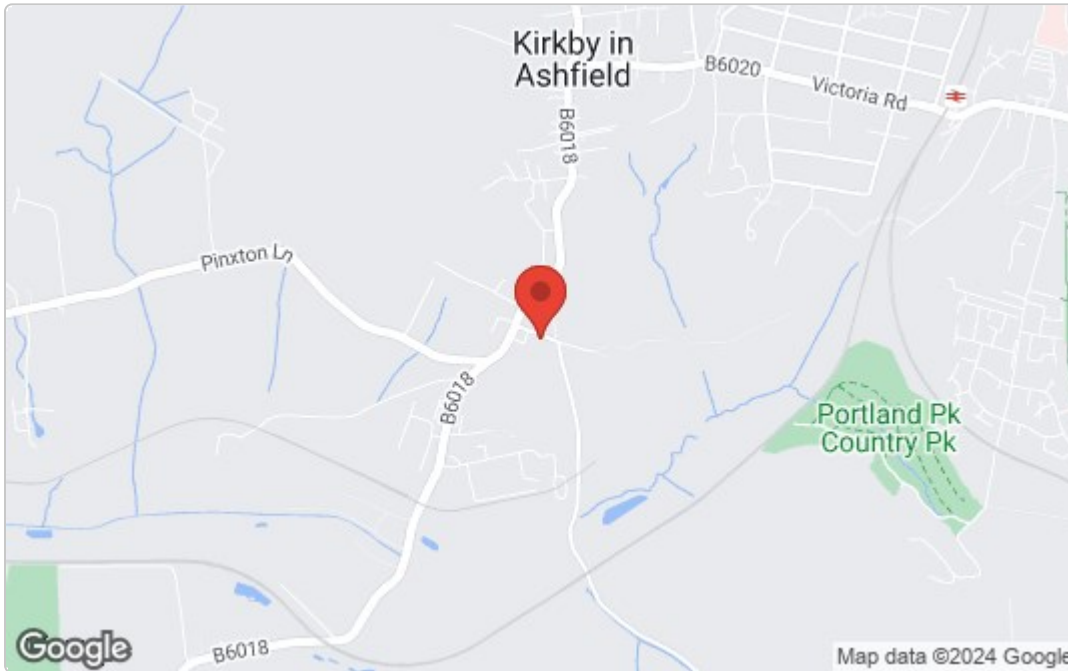
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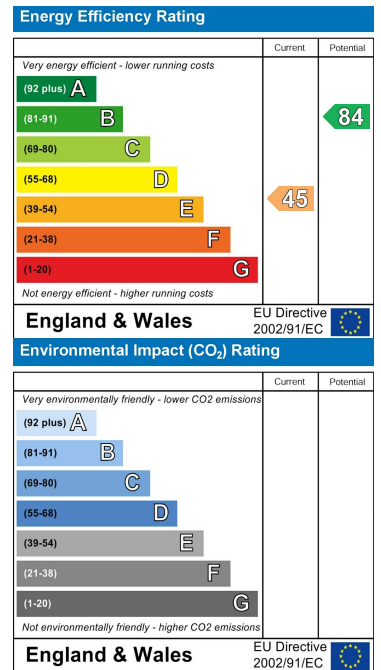
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification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

Floor Plan

Area Map



Energy Efficiency Graph



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