



lighthouse

estate agents



8 Acacia Avenue, Nottingham, NG17 9BH

Offers In The Region Of £174,500

Lighthouse Estate Agents are pleased to offer this charming semi-detached family home located on the desirable area of Acacia Avenue. This property boasts three well-proportioned bedrooms, bathroom making it an ideal choice for families seeking comfort and space.

As you enter, you will be greeted by welcoming entrance hall, a spacious living area that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. Kitchen diner offering rear garden views and a downstairs W.C.

The property features a well-maintained enclosed rear garden, offering a lovely outdoor space for children to play or for hosting summer gatherings with friends and family. Additionally, off-road parking is available, providing convenience and peace of mind for residents and visitors alike.

Situated in a sought-after area, this home is close to local amenities, schools, and parks, making it an excellent choice for families looking to settle in a friendly community. With its combination of spacious living, outdoor space, and a prime location, this property is not to be missed.

We invite you to come and explore the potential of this delightful home on Acacia Avenue, where comfort and convenience await. No Upward Chain.

Entrance Hall 11'10" x 6'2" (3.63 x 1.89)

Reception Lounge 12'0" x 12'11" (3.67 x 3.94)

Kitchen Diner 14'9" x 10'1" (4.52 x 3.08)

Downstairs W.C. 6'2" x 2'11" (1.90 x 0.89)

Rear Entrance 3'2" x 3'3" (0.99 x 1.01)

First Floor Landing 7'3" x 8'0" (2.21 x 2.44)

Bedroom One 12'0" x 12'3" (3.66 x 3.74)

Bedroom Two 12'7" x 10'3" (3.85 x 3.14)

Bedroom Three 7'2" x 6'8" (2.20 x 2.05)

Bathroom 6'11" x 7'9" (2.12 x 2.38)

Enclosed Rear Garden

Front 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



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Energy Efficiency Graph

