



# **lighthouse**

estate agents



114 Abbey Road, NG17 7NX

**Offers In The Region Of £189,000**

Lighthouse Estate Agents are pleased to offer this beautifully presented three bedroom, one bathroom semi detached bungalow situated in a sought-after area. The property features a welcoming entrance hall, reception lounge, a fitted kitchen with fitted appliances, three generous sized bedrooms, a bathroom and two attic rooms ideal for storage or hobby rooms. To the rear of the property is a spacious garden area with a patio, lawn and pathway. The front of the property offers a driveway and garage for ample off road parking. Further features include gas central heating, Upvc double glazing throughout.

Abbey Road is moments from many local amenities and major road routes.

## **Entrance Hall**

**Reception Lounge 11'5" x 15'9" (3.50 x 4.82)**

**Kitchen 8'6" x 8'11" (2.60 x 2.73)**

**Bedroom One 11'5" x 14'1" (3.50 x 4.31)**

**Bedroom Two 11'5" x 10'8" (3.49 x 3.27)**

**Bedroom Three 8'9" x 10'10" (2.67 x 3.32)**

**Bathroom 4'7" x 6'9" (1.40 x 2.08)**

**Attic Room One 11'5" x 10'4" (3.49 x 3.15)**

**Attic Room Two**

**Enclosed Garden**

**Garage & 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.

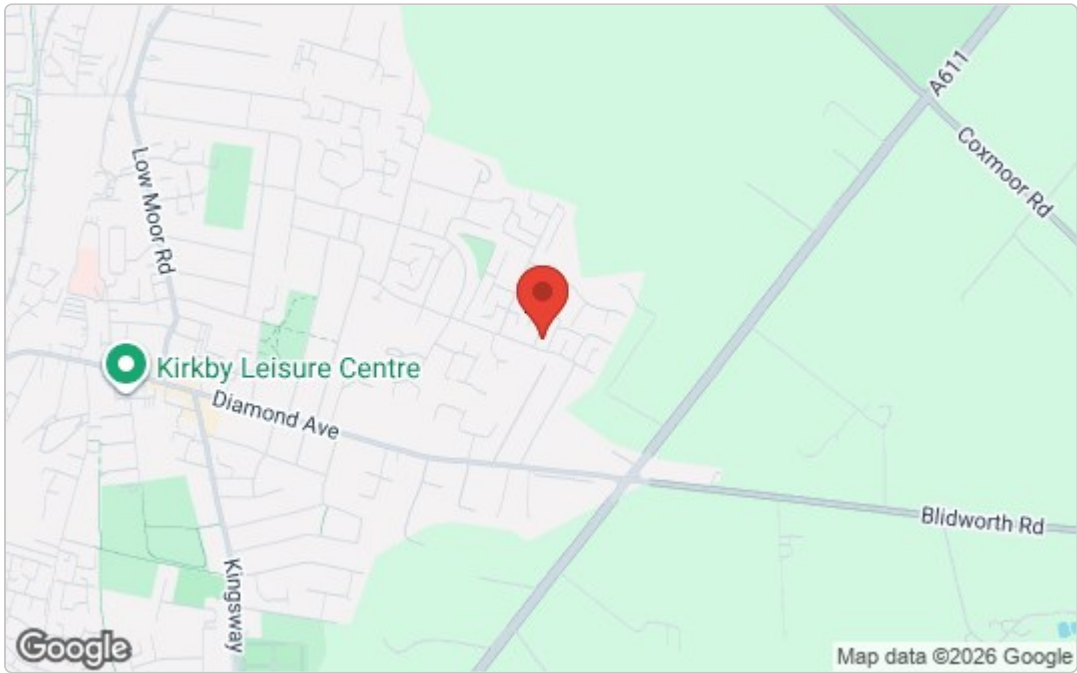
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification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

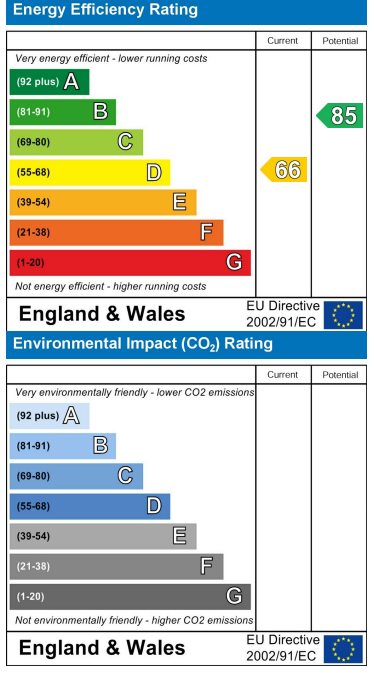


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# Area Map



# Energy Efficiency Graph



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Lighthouse Estate Agents Ltd.

Registered Office: 28 Low Moor Road, Kirkby-in-Ashfield, Nottinghamshire, NG17 7BP

Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk

www.lighthouse-estateagents.co.uk

Company No: 05878430

