



lighthouse

estate agents



1 Shelford Avenue, Nottingham, NG17 8HF

Offers In The Region Of £249,999

Lighthouse Estate Agents are pleased to offer this stunning semi-detached house offering an exceptional living experience, with three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The property offers a welcoming entrance hall, reception lounge, a stylish fitted kitchen and dining room, downstairs W.C., three generous sized bedrooms and a stunning family bathroom with feature bath and separate shower. The the rear of the property is a patio area overlooking the lawn and established borders.

The front of the property offers off road parking for a number of vehicles with garage access which provides further storage space.

Further features include gas central heating and double glazing.

Surrounded by a lovely area, residents can enjoy the tranquillity of suburban life while still being conveniently close to local amenities, schools, and parks. This property not only provides a beautiful living space but also a welcoming community atmosphere.

If you are looking for a home that combines elegance with practicality in a desirable location, this semi-detached house on Shelford Avenue is an opportunity not to be missed.

Entrance Hall 13'1" x 7'4" (3.99 x 2.26)



Kitchen/Dining Room 19'9" x 14'5" (6.03 x 4.41)



Reception Lounge 11'9" x 13'4" (3.60 x 4.08)



Downstairs W.C. 5'1" x 2'6" (1.55 x 0.78)



First Floor Landing 6'9" x 8'0" (2.07 x 2.44)



Bedroom One 13'7" x 11'9" (4.16 x 3.60)



Bedroom Two 11'11" x 10'9" (3.65 x 3.30)



Bedroom Three 7'10" x 7'11" (2.39 x 2.43)



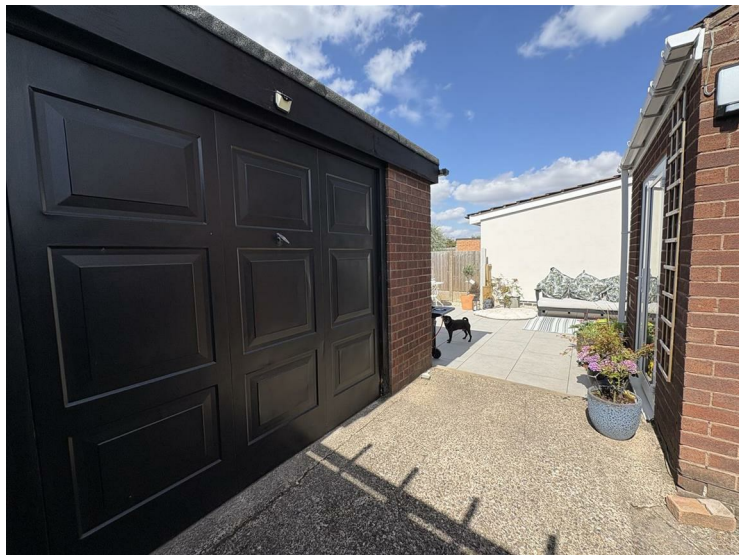
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Family Bathroom 8'4" x 7'7" (2.56 x 2.33)



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.

Driveway & Garage



Enclosed Rear Garden



Agents Disclaimer

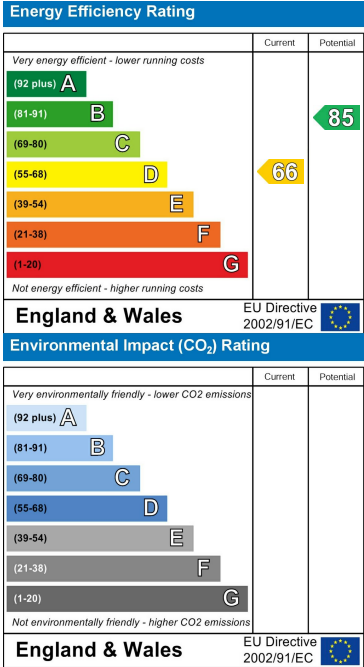
Floor Plan

Area Map



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Energy Efficiency Graph



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