



# **lighthouse**

**estate agents**



**8 Acacia Avenue, Nottingham, NG17 9BH**

**Offers In The Region Of £179,500**

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.

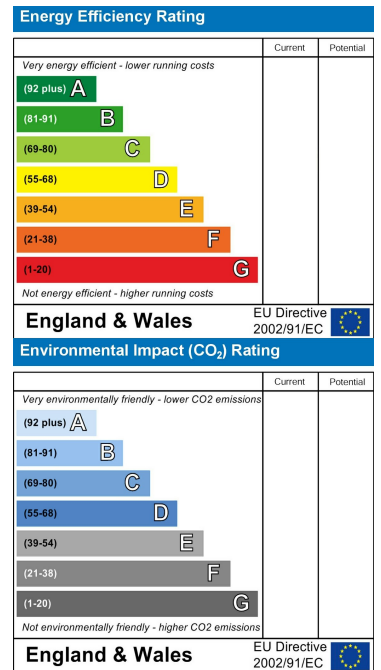
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# Floor Plan

## 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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