



lighthouse

estate agents



23 Chaffinch Close, Mansfield, NG21 9GT

Offers In The Region Of £230,000

Lighthouse Estate Agents are pleased to present this spacious four bedroom, two bathroom property situated on a quiet cul de sac. The property offers a welcoming entrance hall, downstairs cloakroom/W.C. a reception lounge, fitted kitchen diner, master bedroom and en-suite, three generous sized bedrooms and a family bathroom. To the rear of the property is an enclosed rear garden with patio area. To the front of the property is off road parking for a number of vehicles.

Chaffinch Close is well situated to many local amenities and excellent transport links. No Upward Chain.

Don't miss out, call now to arrange a viewing

Entrance Hall



Bedroom One 22'06" x 11'03" (6.86m x 3.43m)



Reception Lounge 16'05" x 10'02" (5.00m x 3.10m)



En-Suite



Kitchen Diner 15'02" x 9'05" (4.62m x 2.87m)



Bedroom Two 12'11".x 8'11" (3.96m.x 2.74m)

Bedroom Three 10'01" x 9'08" (3.07m x 2.95m)

Bedroom Four 12'00" x 9'07" (3.66m x 2.92m)

Family Bathroom



Downstairs W.C.

Enclosed Rear Garden



Front 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.

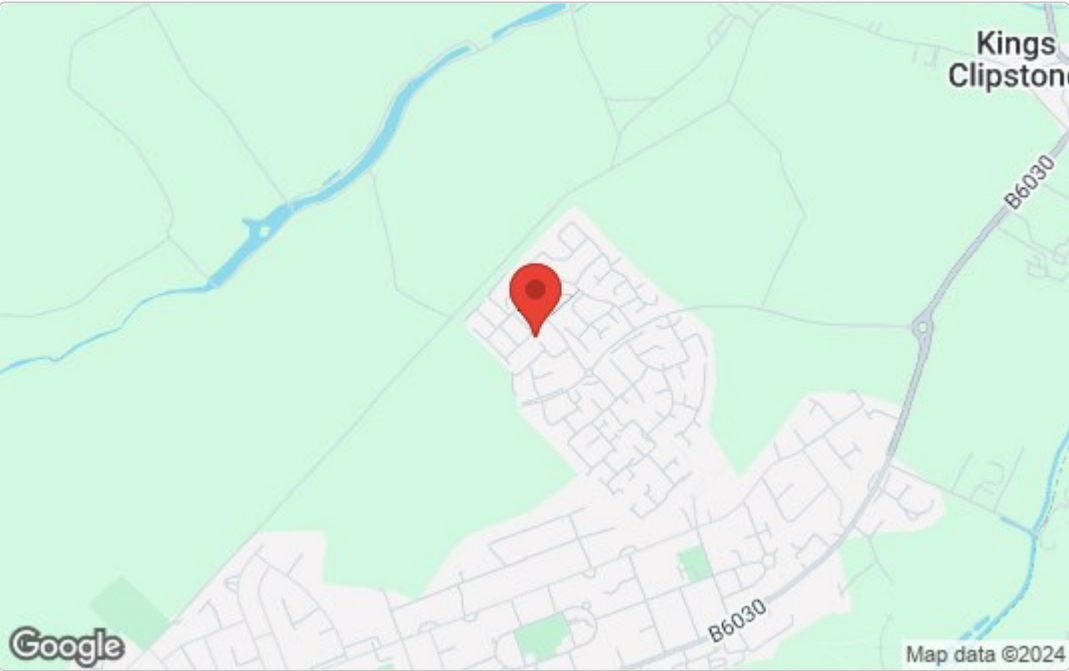
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification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



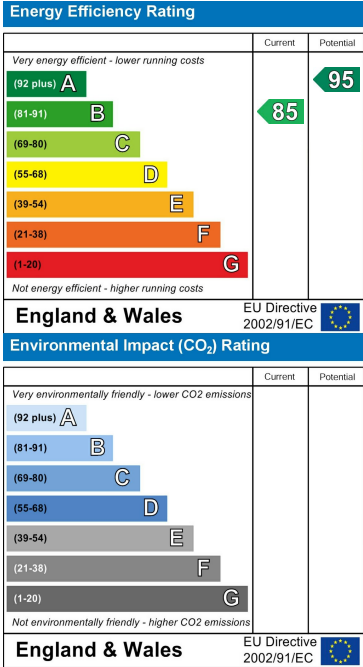
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Lighthouse Estate Agents Ltd.
Registered Office: 55 Station Street , Kirkby In Ashfield, Nottinghamshire NG17 7AN
Telephone: 01623 753123 email: admin@lighthouse-estateagentsco.uk
www.lighthouse-estateagents.co.uk

Company No: 05878430

