



lighthouse lettings



£1,150 Per Calendar Month* fees apply

2 Thoresby Road, Mansfield Woodhouse, Mansfield, Nottinghamshire, NG19 8DE

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*** HOLDING FEE ACCEPTED***

Lighthouse Estate Agents are pleased to offer this spacious three bedroom, two bathroom property presented in beautiful condition throughout and offering modern living. This generously sized detached features a welcoming entrance hall, a reception lounge, a stunning kitchen with dining area. The first floor offers three good sized bedrooms one with en-suite bathroom and a family sized bathroom. To the rear of the property is an enclosed rear garden with patio area and to the front is a spacious driveway and garage access. The property also comprises of Upvc double glazing and gas central heating.

Thoresby Road offers easy access to many local amenities, transports routes and major road routes.

Entrance Hall

Reception Lounge 10'2" x 18'4" (3.11 x 5.60)

Kitchen/Diner 8'3" x 18'4" (2.52 x 5.61)

Downstairs W.C.

First Floor Landing

Bedroom One 10'4" x 14'1" (3.16 x 4.31)

En-Suite 4'8" x 8'11" (1.43 x 2.72)

Bedroom Two 8'6" x 9'7" (2.61 x 2.93)

Bedroom Three 8'7" x 8'7" (2.63 x 2.62)

Family Bathroom 6'3" x 7'6" (1.91 x 2.31)

Enclosed Rear Garden

Driveway & Garage

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

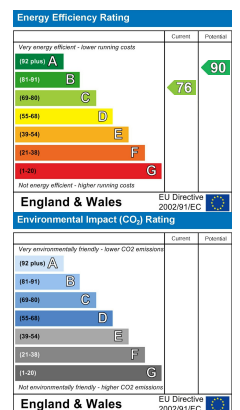
as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents 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.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions



Lighthouse Estate Agents Ltd.

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