



lighthouse lettings



£895 Per Calendar Month* fees apply

36 Forest Street, Kirkby-In-Ashfield, Nottingham, NG17 7DT

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Lighthouse Estate Agents are pleased to offer, this beautifully refurbished three bedroom, semi-detached property offering a perfect blend of modern living and ideal for families or those seeking extra space. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The newly fitted kitchen is a highlight, designed with contemporary finishes and functionality in mind, making it a delightful space for culinary enthusiasts. The property also boasts a brand-new bathroom, ensuring a fresh and stylish experience for all residents. One of the standout features of this home is the south-facing garden, which invites an abundance of natural light, creating a warm and welcoming outdoor space. It is perfect for enjoying sunny afternoons. Situated in an excellent location, this property is conveniently close to local schools, making it an ideal choice for families with children. The surrounding area offers a friendly community atmosphere, with various amenities and parks nearby. In summary, this semi-detached house on Forest Street is a fantastic opportunity for anyone looking for a modern, spacious home in a desirable location. With its thoughtful renovations and family-friendly features, it is sure to impress. Do not miss the chance to make this lovely property your new home. EPC: E

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.

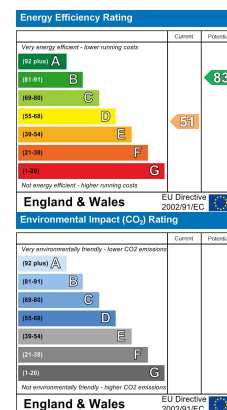
originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Purchaser and Renter 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

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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