



lighthouse lettings



£1,100 Per Calendar Month* fees apply

123 Squires Avenue, Nottingham, NG6 8GL

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Lighthouse Estate agents are pleased to offer this charming four bedroom, one bathroom semi-detached house located on Squires Avenue in the vibrant city of Nottingham. This delightful property boasts an inviting layout, perfect for families or those seeking extra space. With two well-proportioned reception rooms, fitted kitchen, dining room and downstairs W.C. The house features four spacious bedrooms, providing plenty of accommodation for family members or guests. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the home. The single bathroom is conveniently situated, ensuring ease of access for all. To the rear of the property is a garden and off road parking. The property offers a sense of privacy while still being part of a friendly neighbourhood with a good school catchment. This property presents a wonderful opportunity to create a comfortable and stylish home in a sought-after area of Nottingham. EPC: C

ALL PROPERTIES ARE TAKEN AS SEEN and prospective tenants must make sure that they are happy with the particulars and condition of the property before applying for a property and entering into a tenancy

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.

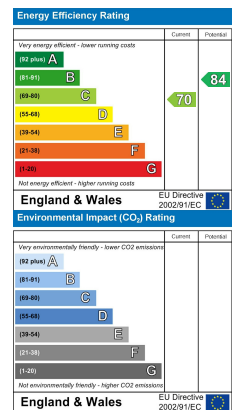
evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

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

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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