



The Hay Fields, Rainworth Mansfield NG21 0PB

welcome to

The Hay Fields, Rainworth Mansfield

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY
- DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY & INTEGRAL GARAGE
- FAMILY BATHROOM & EN SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£270,000

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hallway

Lounge

Kitchen Diner

Utility

Downstairs Wc

Garage

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Family Bathroom

Legal Fees Paid T&c's

The property is being sold through our clients Part Exchange Move Scheme. Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors

are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Agents Note

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying out our identity and anti-money laundering checks,



view this property online williamhbrown.co.uk/Property/KBY110140



Property Ref:

KBY110140 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk