



Thoresby Street,
Mansfield, Nottinghamshire, NG18 1QF



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1QF**

075 000 51111

****Being Sold via Secure Sale online bidding. Terms & Conditions apply****

Starting Bid £65,000

This is an exciting opportunity to purchase a great two-bedroomed rental property that is close to town and local amenities with masses of potential!

Comprising of the following: Lounge, separate dining room, a high gloss kitchen, stairs, landing, two double bedrooms (combination boiler in bedroom two), and a three-piece family bathroom suite. Externally: On-road permit parking, rear enclosed yard with outbuilding.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process that provides speed, security, and certainty for all parties.



Lounge

11'11" x 11'7" (3.657m x 3.535m)

Dining Room

12'4" x 11'0" (3.768m x 3.371m)

Kitchen

11'8" x 6'11" (3.573m x 2.133m)

Bedroom 1

11'2" x 11'7" (3.419m x 3.555m)

Bedroom 2

12'1" x 7'11" (3.689m x 2.435m)

Bathroom

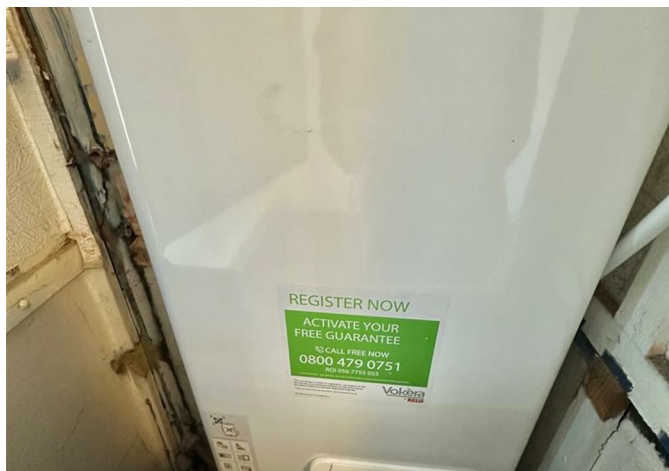
7'3" x 5'6" (2.220m x 1.680m)

Landing

7'4" x 5'11" (2.242m x 1.810m)



- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

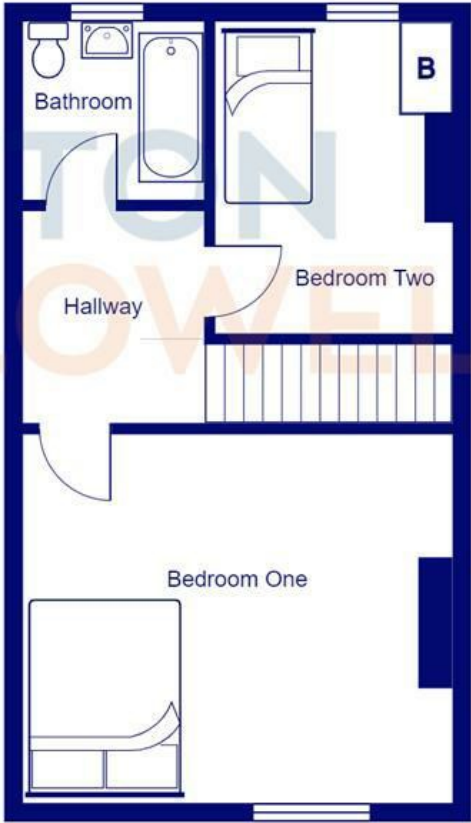
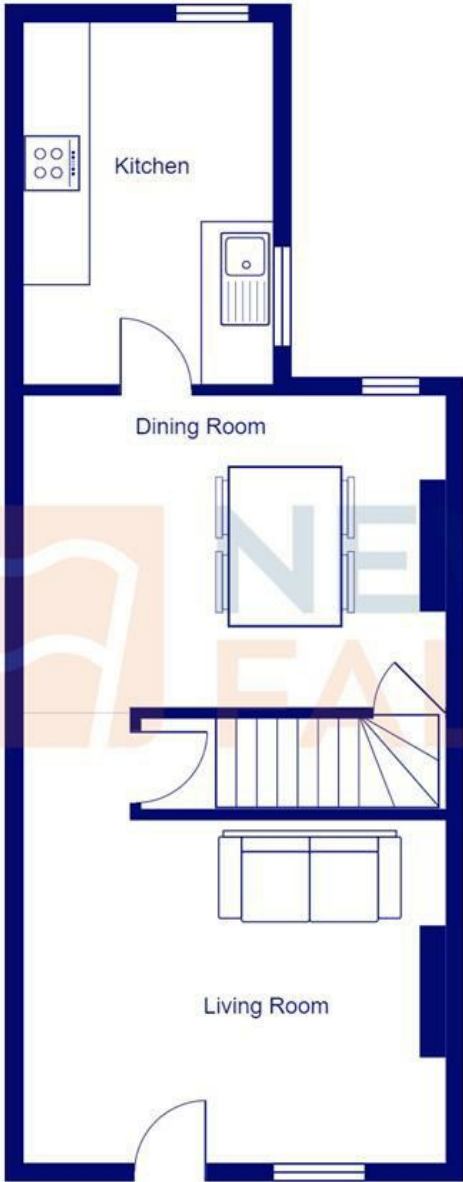
Local Authority:
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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