



Marples Avenue, Mansfield Woodhouse
Mansfield, NG19 9DW

 **NEWTON
FALLOWELL**

**Marples Avenue, Mansfield
Woodhouse
Mansfield, NG19 9DW
£600p**

****COMING SOON TO THE RENTAL MARKET- READY TOWARDS THE END OF OCTOBER****

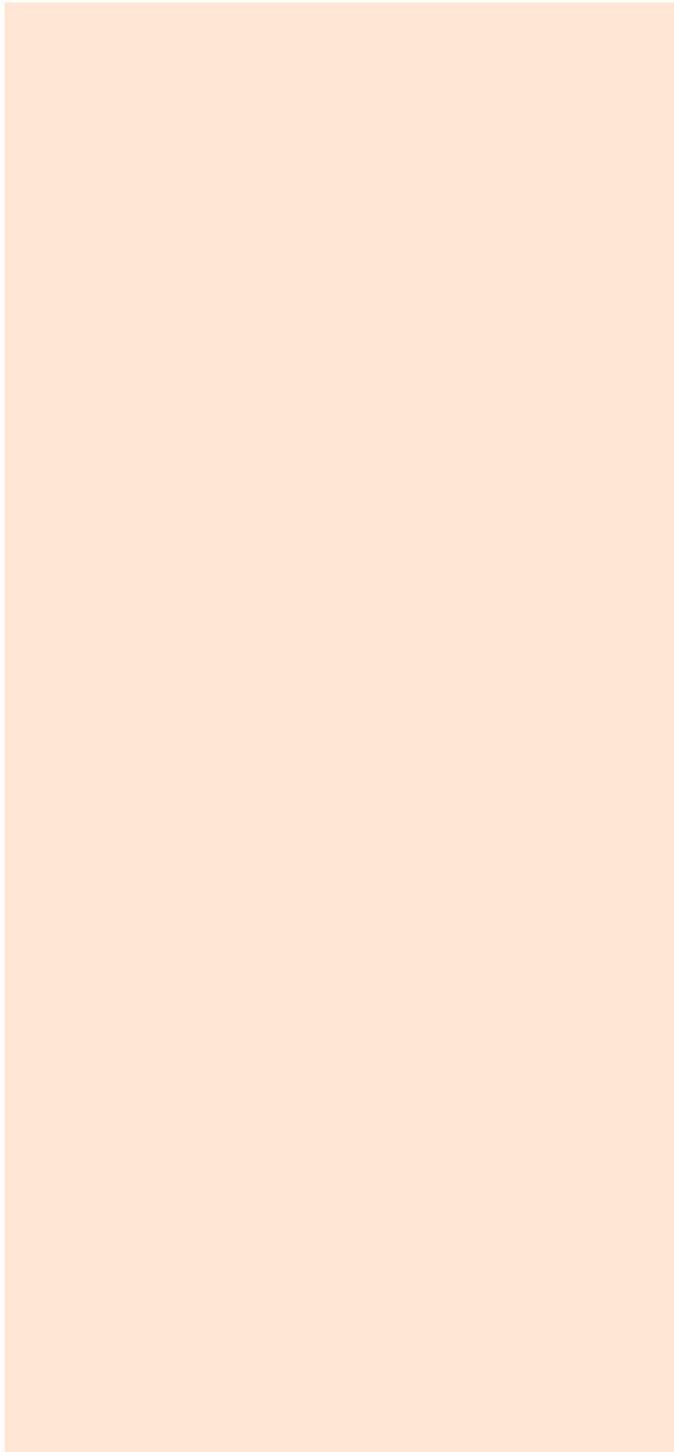
Situated just off Peafield Lane, in Mansfield Woodhouse is this three-bedroomed property which is ideally set over three levels, with a driveway and attached garage.

Comprising of the following: Entrance via a sliding door, then into the dining room wide side access door, kitchen, inner hallway with integral door into the garage, and a cloakroom with WC. The lounge is accessed down a flight of stairs with doors directly onto the rear patio and enclosed garden. First floor: Landing, three bedrooms (all bedrooms will have brand new grey carpets), along with a modernised three-piece family bathroom.

Externally: This property is on Marples Avenue but, is tucked away on a private cul-de-sac off Peafield Lane and has a driveway, attached garage, front/rear gardens, and a garden shed.

This property is ideally located with local schools all nearby! FULL DETAILS TO FOLLOW SHORTLY-REGISTER TO COMPLETE YOUR QUESTIONNAIRE NOW.





- ****FULL DETAILS TO FOLLOW****



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B	55	
(69-80) C		
(55-68) D		
(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:

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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.



