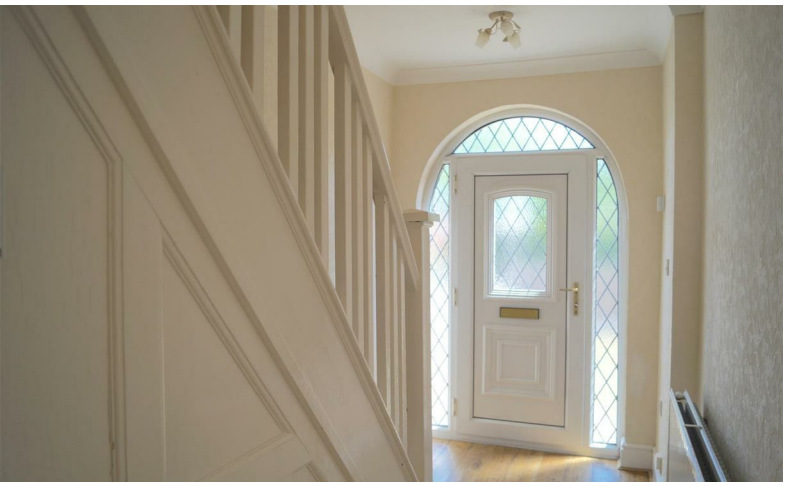
lighthouse lettings







£995 PCM* fees apply

293 Alfreton Road, Sutton In Ashfield, NG17 1JN

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Lighthouse Estate Agents are pleased to offer this spacious three bedroom property with driveway and large private garden, fantastic views and sought after location.
The property comprises of large entrance hall, reception lounge, separate dining room with french doors opening on to the patio and kitchen to the rear of the property.
To the first floor there are 3 bedrooms and a family bathroom.
Close to local amenities and excellent transport links including M1 junction 28, A38 and the Robin Hood line. EPC D

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 agreement.
PLEASE NOTE; A HOLDING FEE OF ONE WEEKS RENT WILL BE TAKEN WHILST THE RIGHT TO RENT CREDIT CHECKS AND AFFORDABILITY CHECKS ARE CARRIED OUT. THE HOLDING FEE WILL THEN BE DEDUCTED FROM THE FIRST MONTHS RENT. IF THE CHECKS ARE NOT SUCCESSFUL THE FEE WILL BE RETURNED. IF A TENANT WITHDRAWS FROM THE APPLICATION THE FEE IS NON REFUNDABLE TO COVER COSTS. LIGHTHOUSE ESTATE AGENTS AND LETTINGS IS A MEMBER OF THE PROPERTY OMBUDSMAN : MEMBERSHIP NUMBER DO2304 ALL PROPERTY BONDS ARE SECURED AND HELD BY THE DEPOSIT PROTECTION SCHEME.BONDS ARE A MAXIMUM OF FIVE WEEKS RENT

Entrance Hall 14'10" x 6'0" (4.54 x 1.85)

Reception Lounge 13'2" x 12'5" (4.03 x 3.81)

Dining Room 12'2" x 11'6" (3.71 x 3.53)

Kitchen 13'10" x 6'11" (4.23 x 2.11)

First Floor Landing 8'11" x 7'1" (2.74 x 2.17)

Bedroom One 12'2" x 11'4" (3.73 x 3.47)

Bedroom Two 11'8" x 11'5" (3.58 x 3.49)

Bedroom Three 7'3" x 6'11" (2.22 x 2.13)

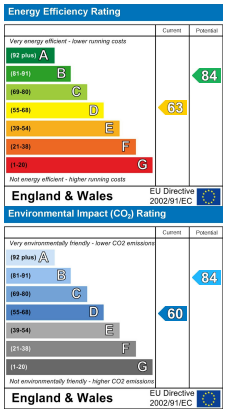
Family Bathroom 6'11" x 6'11" (2.12 x 2.11)

Enclosed Rear Garden

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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www.lighthouse-estateagents.co.uk

The Property Ombudsman LETTINGS
OFT Approved code
The Property Ombudsman

Company No: 05878430