



Offers Over £110,000

45 HOWARD ROAD | | MANSFIELD | NG19 6AX

BuckleyBrown
ESTATE AGENTS

CONVENIENCE ON YOUR DOORSTEP!...

This two-bedroom terraced property, located in the convenient and sought-after area of Mansfield, offering a well thought through interior that would make a fantastic family home for first time buyers or couples. Let's take a look at what's on offer...

The ground floor presents you with a spacious living area which further provides ample space for your desired furnishings. The next room boasts a spacious dining room with ample room for your desired dining furniture. Moving through to the kitchen you will find a well equipped space with all essential appliances and additional space for dining furniture.

Upstairs, you'll find two well-sized bedrooms, offering plenty of room to add your own stamp. Just off the landing you will find a bathroom with shower over bath, this is the perfect place to relax and unwind.

The garden boasts both paved and gravelled areas, great for enjoying the summer months with fence surround - ensuring a safe and enclosed environment. There is on street parking and a private front garden to the front elevation,.

Don't miss out – call today to schedule a viewing!





Living Room 11'5"

Carpeted living room with central heating radiator and bay window to the front elevation.

Dining 11'5" x 10'4"

Carpeted room with ample space for your desired dining furniture and handy storage cupboard.

Kitchen 6'4" x 8'11"

Matching modern cabinets with ample work top space above, integrated oven and electric hob with patio door to the side elevation.

Landing

Entrance to the first floor rooms.

Bedroom One 11'5" x 10'4"

Carpeted bedroom with central heating radiator and window to the front elevation.



Bedroom Two 5'2" x 8'10"

Carpeted bedroom with central heating radiator and window to the rear elevation.

Bathroom

Three piece suite with shower over bath, low flush WC and hand wash basin.

Outside

Private front garden. To the rear garden is a paved and gravelled garden.



Ground Floor
36 sq.m/385.87 sq.ft
Approx.



First Floor
30 sq.m/321.87 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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