



£90,000 Freehold

39 HOWARD ROAD | | MANSFIELD | NG19 6AX

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!...

We are delighted to welcome you to this two-bedroom terraced home, ideally located in a well-connected and convenient part of Mansfield. Offering an excellent opportunity for first-time buyers, small families, or investors, the property is perfectly positioned within walking distance of local amenities, shops, schools, and transport links—making it a superb choice for modern, everyday living.

As you step through the front door, you're welcomed into a bright and spacious living room featuring a large bay window that floods the space with natural light. A striking feature fireplace adds warmth and character, creating a cosy and inviting atmosphere. The adjoining dining room provides ample space for family meals or entertaining guests and leads seamlessly into the kitchen at the rear. The kitchen is fitted with a range of units, offering great storage and worktop space- Perfect for cooking those family meals. To complete the ground floor, you will find the bathroom, complete with a three piece suite.

Upstairs, the property offers two generously sized bedrooms, both filled with natural light and providing flexible space to suit your needs.

Externally, the home features a private rear garden with a paved patio area, perfect for outdoor seating or dining. Surrounded by fencing, the space offers privacy and security. To the front, the property has a neat, low-maintenance frontage that adds kerb appeal without the upkeep.

Call to view!!!





Living Room 11'5" x 11'11"

Laminate flooring, central heating radiator, feature fireplace and a bay window to the front elevation.

Dining Room 11'11" x 12'11"

Currently used as a second sitting room, central heating radiator, window to the rear elevation. Access to the kitchen.

Kitchen 5'10" x 15'3"

Matching cupboards with worktops above, space for appliances, an inset sink, tiled flooring and splash back and a window to the rear along with a patio door.

Bathroom 5'7" x 5'10"

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

Bedroom One 11'11" x 12'11"

Carpeted bedroom with built in wardrobes, central heating radiator and a window to the rear elevation.

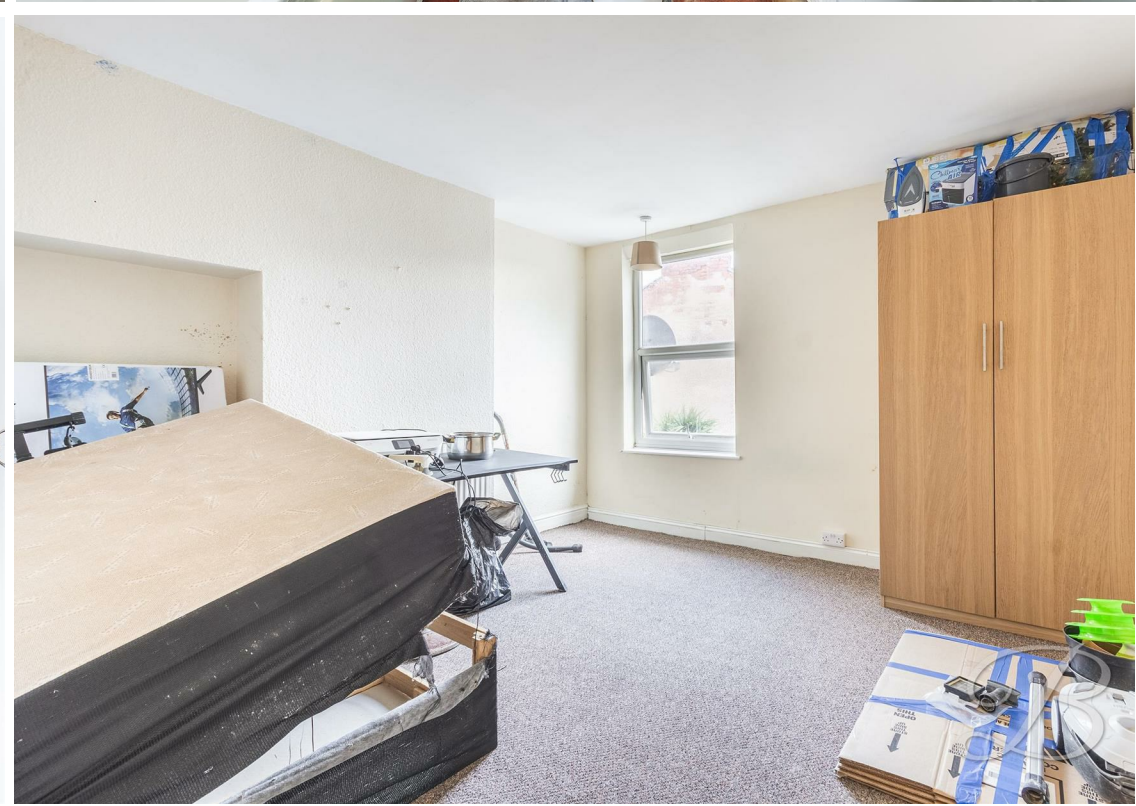
Bedroom Two 10'5" x 11'11"

Carpeted bedroom with built in wardrobes, central heating radiator and a window to the front elevation.

Outside

Private rear garden with patio area and surrounding fences. Low maintenance frontage.





Ground Floor
48 Sq.m/ 513.37 Sq.ft
Approx



First Floor
35 Sq.m/ 375.09 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.

CC Ltd ©2018

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		83
(81-91) B		
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

39 HOWARD ROAD
MANSFIELD
NG19 6AX



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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.

BuckleyBrown
ESTATE AGENTS