



Offers Over £130,000 Freehold

4 HOWARD ROAD | MANSFIELD | NG19 6AY

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ESTATE AGENTS

A WARM AND WELCOMING HOME YOU'LL LOVE. Set on the ever-popular Howard Road in the charming town of Mansfield, this attractive Victorian-style terraced home, dating back to 1928, beautifully combines period character with comfortable modern living. Positioned within a friendly and well-established neighbourhood, the property enjoys convenient access to local amenities, schools, and green spaces, making it ideal for families and professionals alike.

Stepping inside, you are welcomed into a bright and inviting entrance hallway, setting the tone for the rest of the home. From here, the ground floor opens into a spacious living room, enhanced by a characterful bay window that floods the space with natural light and creates a cosy yet elegant setting. Beyond the living room is the dining room, ideal for family meals and entertaining. To the rear, the well-proportioned kitchen provides ample workspace and storage for everyday living.

The first floor hosts three generously sized bedrooms, each offering a comfortable and peaceful retreat. The bathroom is conveniently located and fitted with all the essentials for modern living. The property also benefits from a cellar, presenting valuable additional storage or potential for further use, subject to requirements.

Externally, the home features a modest rear garden — an ideal space for outdoor dining, summer barbecues, or simply relaxing in the fresh air. With its blend of character, space, and location, this charming terraced house on Howard Road offers a fantastic opportunity to create a warm and welcoming home.





## Hall

Hallway leading to;

### Living Room 11'11" x 11'11"

The room features carpeted flooring and benefits from a central heating radiator, a charming gas fired log effect forming a focal point, and a large bay window to the front aspect that allows plenty of natural light to fill the space.

### Dining Room 11'11" x 12'11"

The room is finished with laminate flooring and includes a central heating radiator, ample space to accommodate your preferred dining furniture, and a window to the rear aspect providing natural light.

### Kitchen 7'4" x 9'0"

The kitchen is fitted with matching cabinets

offering ample worktop space, integrated appliances with additional space for further appliances, an inset sink, tiled splashback, and a window to the rear elevation.

### Landing

Landing leading to the first floor.

### Bedroom One 9'6" x 13'4"

A spacious bedroom featuring carpeted flooring, a central heating radiator, and a window to the rear elevation providing natural light.

### Bedroom Two 8'2" x 11'11"

A spacious bedroom featuring carpeted flooring, a central heating radiator, and a window to the front elevation providing natural light.



### Bedroom Three 6'10" x 8'7"

Third bedroom featuring carpeted flooring, a central heating radiator, and a window to the front elevation providing natural light.

### Bathroom 7'6" x 10'0"

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

### Cellar 15'1" x 11'11"

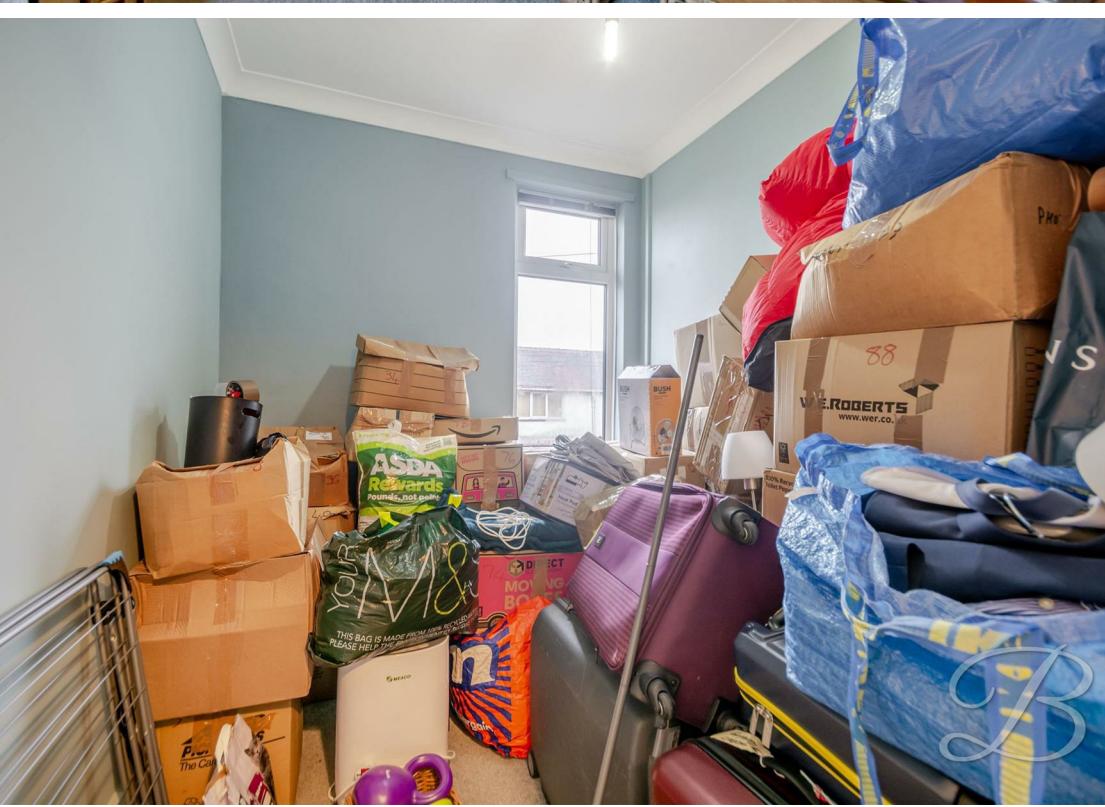
A useful cellar space offering additional storage potential.

### Outbuilding

ideal for extra storage space.

### Outside

Walled garden with steps to the front door. raised lawn area to the rear along with a patio ideal for summer evenings.





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. 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		85
(81-91) B		60
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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