



# **lighthouse**

**estate agents**



**6 Howard Road, Mansfield, NG19 6AY**

**Offers In The Region Of £139,950**

Lighthouse Estate Agents are pleased to offer this superb two bedroomed, one bathroom mid terraced property featuring stylish and well thought out interiors and impressively proportioned bedrooms.

The property comprises of a welcoming front porch, entrance hall, Reception lounge with bay window, a separate dining room offering rear garden views, fitted kitchen, a first floor landing with built-in storage, two generous sized bedrooms, and a family bathroom. The property further benefits from recently decorated, new flooring, Upvc double glazing throughout, gas central heating, a generous sized cellar, an outside W.C. and an enclosed rear garden area.

Howard Road offers easy access to many major road links and is moments from many local shops and other amenities. No Upward Chain.

**Front Porch 3'1" x 2'7" (0.95 x 0.80)**

**Entrance Hall 13'0" x 2'11" (3.98 x 0.90)**

**Reception Lounge 13'9" x 11'10" (4.21 x 3.61)**

**Dining Room 11'8" x 13'1" (3.57 x 4.01)**

**Kitchen 9'11" x 7'8" (3.04 x 2.34)**

**First Floor Landing 13'0" x 5'5" (3.97 x 1.66)**

**Bedroom One 15'5" x 12'2" (4.72 x 3.72)**

**Bedroom Two 13'8" x 9'6" (4.19 x 2.92)**

**Bathroom 10'2" x 7'8" (3.12 x 2.35)**

**Cellar One 16'2" x 3'2" (4.95 x 0.99)**

**Cellar Two 11'11" x 12'2" (3.64 x 3.73)**

**Enclosed Rear Garden Area**

### **Agents Disclaimer**

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

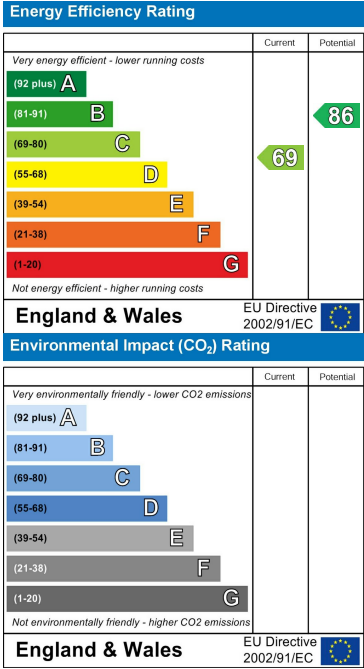


Floor Plan

Area Map



Energy Efficiency Graph



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