



# **lighthouse** lettings



**£795 Per Calendar Month\* fees apply**

6 Howard Road, Mansfield, Nottinghamshire, NG19 6AY



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Lighthouse Estate Agents are pleased to offer this superb two bed roomed, 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. EPC: C

VIEWING IS STRICTLY BY APPOINTMENT WITH LIGHTHOUSE ESTATE AGENTS.

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.

**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

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon

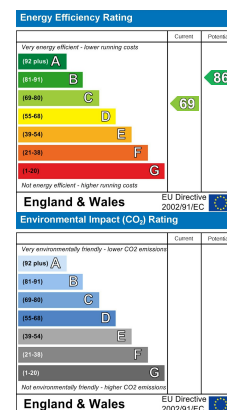
as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

## 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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