lighthouse
estate agents









7 Mansfield Road, Sutton-In-Ashfield, NG17 4EL

Offers In The Region Of £85,000

Lighthouse Estate Agents are pleased to offer this spacious two bedroomed mid terrace property featuring well thought out interiors, generous sized bedrooms and an enclosed garden.
The property comprises of a welcoming reception lounge, dining room offering rear garden views, a fitted kitchen, two generous sized bedrooms a family bathroom and large attic room. The property further benefits from Upvc double glazing throughout and a new central heating boiler.
Mansfield Road offers easy access to many major road links including the A38 and is moments from many local shops and other amenities. No Upward Chain.

Reception Lounge 11'3" x 12'4" (3.45 x 3.77)

Passage Way 2'7" x 2'11" (0.81 x 0.91)

Dining Room 12'0" x 12'2" (3.66 x 3.73)

Kitchen 8'6" x 8'0" (2.60 x 2.45)

First Floor Landing 8'7" 6'6" (2.64 2.00)

Bedroom One 12'1" x 11'2" (3.70 x 3.41)

Bedroom Two 9'9" x 9'6" (2.98 x 2.91)

Bathroom 6'2" x 6'7" (1.90 x 2.03)

Attic Room 11'3" x 15'0" (3.45 x 4.59)

Enclosed Rear Garden

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.

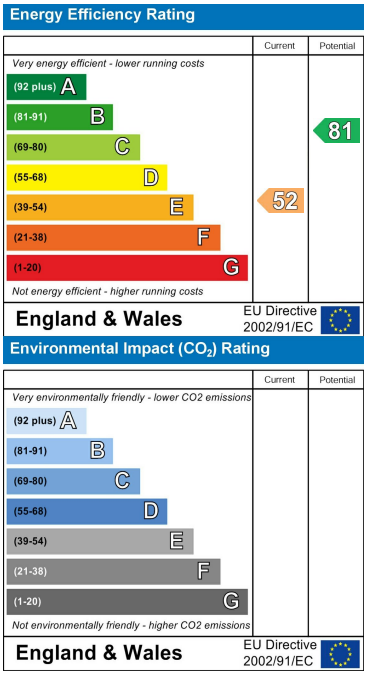
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification 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.

Floor Plan

Area Map



Energy Efficiency Graph



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