



£105,000 Freehold

PORTLAND STREET | NEW HOUGHTON | MANSFIELD | NG19 8SZ

**BuckleyBrown**  
ESTATE AGENTS

LOOKS LIKE HOME! This will make a fine home for any growing family who is in search of that all important extra space. Not only does it have good proportions internally, but it also boasts neutral decoration throughout, making it the perfect starter home for any family! The property is situated in a convenient part of New Houghton offering great access links to Mansfield and surrounding areas, along with Junction 29 of the M1.

Only upon an internal inspection can the full attributes and size be appreciated! When you first enter the property you will find the light and airy lounge overlooking the front aspect. The dining room is of a great size for entertaining and has been wonderfully presented with neutral decor giving it a warm and inviting feel. The kitchen is sure to impress too as it comes complete with a range of matching units and cabinets, together with a freestanding cooker. For added convenience there is a door from the kitchen leading outside to the rear garden, which offers a fantastic low maintenance space and has the added benefit of off-road parking accessed via secure gates. To complete the layout downstairs you will find the stylish family bathroom fitted with a suite in white.

To the first floor there are two double bedrooms and single bedroom, all being presented to a high standard throughout.

We expect this one to be popular so call now to arrange a viewing! Available now.  
Council Tax Band: A







#### Living Room 10'11" 12'7"

With laminate flooring, radiator and a window to the front.

#### Dining Room 11'3" 12'7"

With laminate flooring, radiator and a window to the rear.

#### Kitchen 6'3" 11'8"

Complete with matching wall base and drawer units and complimentary work surfaces above. There is space for a free standing oven, fridge freezer and washing machine. Finished with vinyl flooring and a window and door to the rear garden.

#### Bathroom 5'8" 6'3"

Complete with a three piece bath suite including a low flush WC, hand wash basin and a panelled bath with a shower overhead. Further to this is vinyl flooring, a radiator and a window to the side.



#### Bedroom One 10'11" 12'4"

With carpet flooring, radiator and a window to the front.

#### Bedroom Two 9'7" 11'3"

With carpet flooring, radiator and a window to the rear.

#### Bedroom Three 6'3" 8'5"

With carpet flooring, radiator and a window to the rear.

#### Outside

The rear is a great size and mainly laid to lawn with gated access to off road parking.





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.

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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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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