



£100,000 Freehold

122 VERNEY STREET | NEW HOUGHTON | MANSFIELD | NG19 8TH

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!...

Welcome to this 2/3 bedroom terraced property located in the popular area of New Houghton. Offering excellent potential, this home is perfect for investors, downsizers, or those seeking a property they can truly make their own.

Upon entry, you are welcomed into a spacious open-plan living and dining room, creating a versatile space ideal for both everyday family life and entertaining. The kitchen sits to the rear of the property, fitted with cabinetry and providing direct access to the garden, while the ground floor also benefits from a bathroom.

Upstairs, there are two well-proportioned bedrooms. The master bedroom offers the additional advantage of access to a further reception room, which is currently used as a versatile space but could easily be adapted into a third bedroom. With the simple addition of a stud wall, the property could be transformed into a true three-bedroom home, making it an attractive prospect for buyers seeking flexibility.

Externally, the property boasts a low-maintenance frontage, while the rear garden provides a private outdoor retreat. Featuring a patio seating area, laid lawn, shed, and surrounding shrubs and fencing, the garden is well-suited for relaxing or enjoying time outdoors.

This property presents an exciting opportunity with plenty of scope to personalise—whether you're looking to create a cosy first home, downsize, or invest.

Call today to arrange a viewing!!!





Living Room 10'10" x 13'0"

With carpeted flooring, built in storage cupboard and a window to the front elevation. This room offers an open plan design through to the dining room.

Dining Room 11'3" x 13'0"

With carpeted flooring, a window to the rear elevation and a door providing access into the kitchen.

Kitchen 6'3" x 11'9"

Complete with a range of matching cabinetry and worktop surfaces. It features an inset sink and drainer and space for appliances. With a window and door to the side elevation.

Bathroom 5'8" x 6'3"

Complete with a three piece suite including

a bath with an over head shower, low flush WC and a hand wash basin.

Bedroom One 11'4" x 12'8"

With carpeted flooring and a window to the rear elevation. With a door providing access into a reception room/ bedroom three.

Reception room/ Bedroom Three 6'4" x 8'6"

With carpeted flooring and a window to the rear elevation.

Bedroom Two 9'8" x 11'1"

With carpeted flooring and a window to the front elevation.

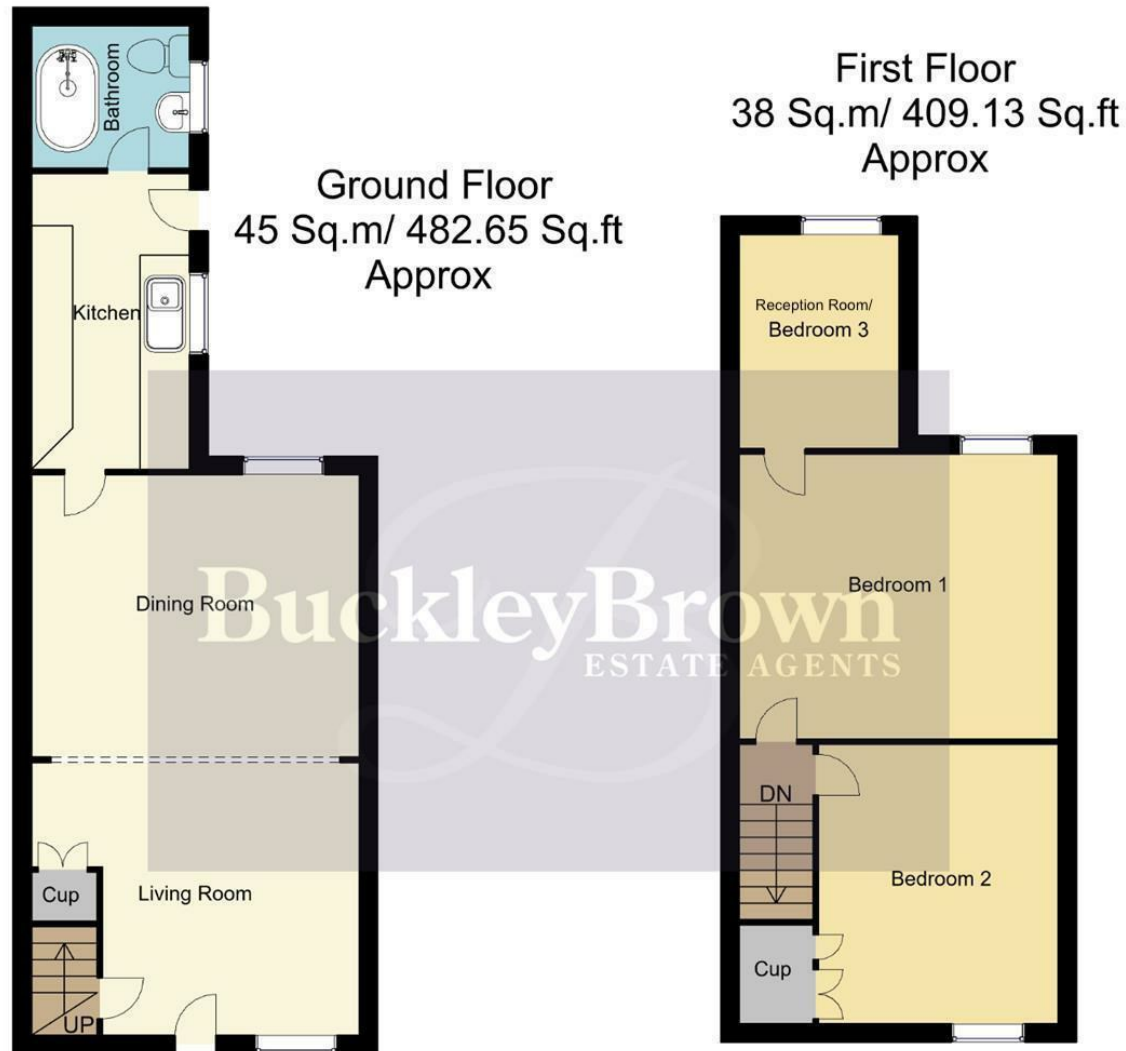
Outside

Low maintenance frontage. The rear



garden hosts a patio seating area, laid lawn, shed and surrounding shrubs and fencing.





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.

CC Ltd ©2018

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
EU Directive 2002/91/EC		

122 VERNEY STREET
NEW HOUGHTON
MANSFIELD
NG19 8TH



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



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.