



Price Guide £125,000 Freehold

290 DEVONSHIRE STREET | NEW HOUGHTON | MANSFIELD | NG19 8SX

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £125,000 - £130,000

YOUR NEXT MOVE!... Found in New Houghton, on Devonshire Street, this delightful terraced house offers versatility to make it your own. The location is ideal for those seeking a peaceful residential setting while still being within easy reach of local amenities and transport links.

Upon entering the property, you are greeted by a spacious living room, perfect for relaxing or entertaining guests, providing a cosy atmosphere for family gatherings. The ground floor also features a well-appointed open plan kitchen/diner, which is both functional and inviting, allowing for effortless meal preparation and dining experiences. Complemented by patio doors opening onto the rear garden.

Venturing upstairs, you will find three generously sized bedrooms, all offering a blank canvas to add your own stamp. The bathroom is conveniently located on this level, featuring a three piece suite.

This outdoor space provides a versatile space for unwinding after a long day or hosting summer barbecues with friends and family. Overall, this terraced house on Devonshire Street presents an excellent opportunity for those looking to settle in a friendly community with practicality.

Call now to arrange a viewing!





Hall

With access into;

Living Room 15'5" x 10'11"

Laminate flooring, central heating radiator and a window to the front elevation.

Kitchen 9'9" x 9'11"

Complete with a range of matching wall and base cabinets, inset sink with drainer and integrated appliances. Window to the rear elevation.

Dining Room 6'10" x 13'2"

Versatile space providing ample room for your desired furniture, complemented by patio doors opening to the garden.

Utility 4'2" x 10'11"

Handy storage room.

Landing

With leading access into;

Bedroom One 9'7" x 10'11"

Carpeted flooring, central heating radiator and a window to the front.

Bedroom Two 9'6" x 14'1"

Carpeted flooring, central heating radiator and a window to the front.

Bedroom Three 11'6" x 9'10"

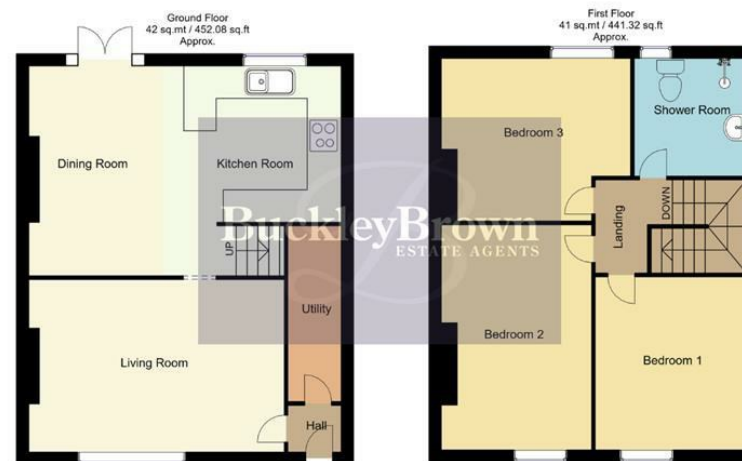
Carpeted flooring, central heating radiator and a window to the rear elevation.

Shower Room 7'7" x 7'1"

Modern three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear.

Outside





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) A		84
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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