



**10 Verney Way**  
**New Houghton, Nottinghamshire NG19 8TU**  
**£150,000**

- A TWO BEDROOM SEMI-DETACHED BUNGALOW, FOR SALE WITH NO UPWARD CHAIN.
- LOUNGE WITH TILED FIREPLACE AND FITTED BREAKFAST KITCHEN.
- OPEN PLAN LAWNED FRONT GARDEN AND ENCLOSED LAWNED GARDEN TO THE REAR.
- LEVEL PLOT WITH NO STEPS AND NO INCLINES IN THE IMMEDIATE AREA.
- INCLUDES COMBINATION BOILER (GAS) AND UPVC DOUBLE GLAZING.
- INNER HALL LEADING TWO BEDROOMS AND SHOWER ROOM WITH THREE-PIECE SUITE.
- ON STREET PARKING BUT WITH THE POSSIBILITY OF A DRIVE BEING CREATED.
- VILLAGE LOCATION, WITH GOOD TRANSPORT LINKS TO MANSFIELD AND THE M1.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@davidblount.co.uk](mailto:sales@davidblount.co.uk)

## DIRECTIONS:

From Mansfield proceed onto the A617 Chesterfield Road South, which then becomes Chesterfield Road North. As you enter Pleasley, take the third exit at the large traffic island, as signposted towards new Houghton. Turn right onto Verney Way, following the road round to the right. The bungalow is then on the right hand side.

## ACCOMMODATION COMPRISES:

### BREAKFAST KITCHEN

13'6 x 8'2 (4.11m x 2.49m)

Having a number of base and eye level fitments, work surfaces and stainless steel sink unit and single drainer. Wall mounted combination boiler. UPVC double glazed front aspect. Radiator.

### LOUNGE

16'1 x 10'9 (4.90m x 3.28m)

UPVC double glazed front aspect. Radiator. Tiled fireplace.

### INNER HALL

access to the loft space.

### BEDROOM ONE

11'10 x 10'9 (3.61m x 3.28m)

UPVC double glazed rear aspect. Radiator. Built in storage cupboard.



### BEDROOM TWO

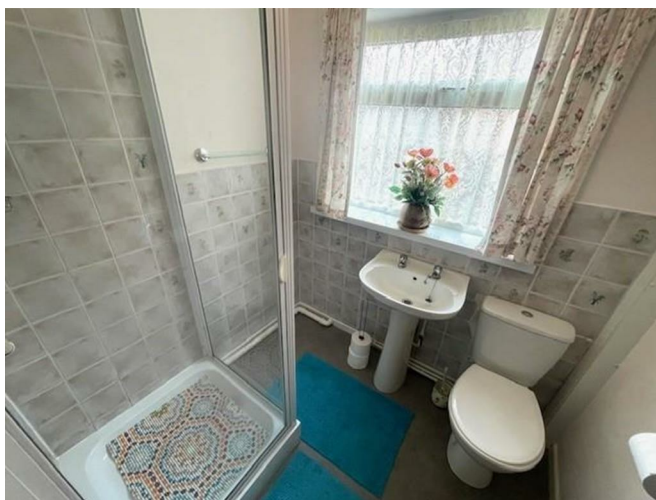
8'2 x 7'7 (2.49m x 2.31m)

Radiator. UPVC double glazed rear aspect.



### SHOWER ROOM

Fully tiled shower cubicle, wash hand basin and WC. Half tiled surrounds, radiator and UPVC obscure glaze.



### OUTSIDE

There is an open plan front garden with lawn and borders. We see no reason why off street parking couldn't be created, subject to any necessary regulations. There is an enclosed garden to the rear, again with lawn and borders.

The property is in council tax band A (Bolsover District Council).

### MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### **FINANCIAL ADVICE**

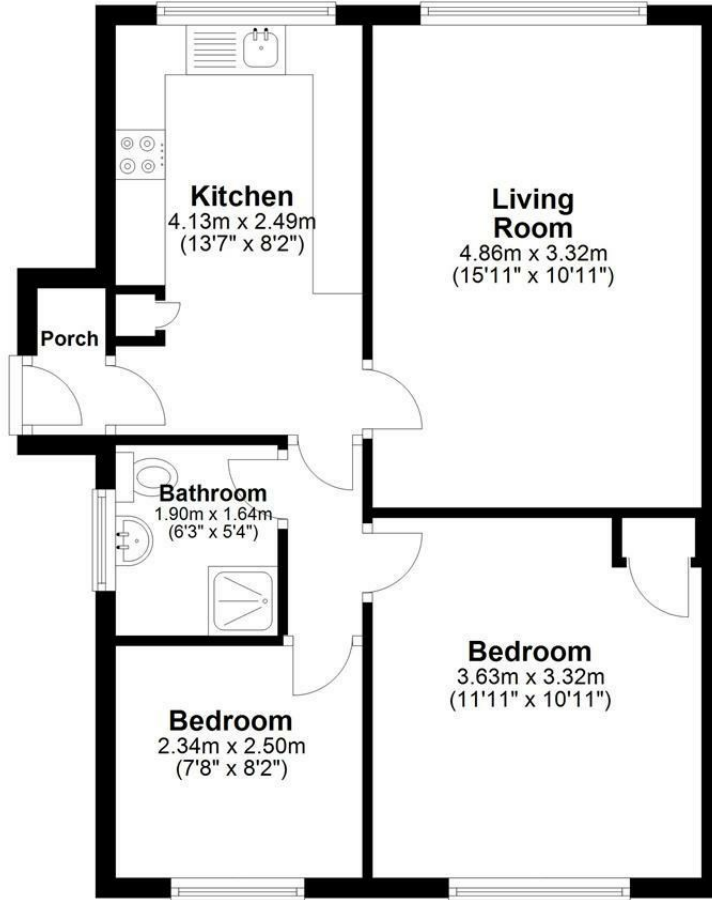
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5644/03/04/2024.

## Ground Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



Total area: approx. 51.9 sq. metres (559.1 sq. feet)

Kristine Princa  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</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	
<b>66</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

