



Portland Street
New Houghton Mansfield



Portland Street New Houghton Mansfield NG19 8SZ

for sale guide price
£80,000



Property Description

*** CALLING ALL FIRST TIME BUYERS
AND INVESTORS ***

Burchell Edwards are excited to bring to market this fantastic opportunity located on Portland Street, New Houghton.

Its a two double bedroom mid-terrace House and is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the internal accommodation comprises of a reception lounge mix dining room which then leads to the fitted kitchen and family bathroom to the rear.

To the first floor are two double bedrooms with one having a large dressing room which could be utilised as anything you need it to be. The property is both gas centrally heated via a combi boiler and fully UPVC double glazed. The rear garden is easy to maintain and has access for off road parking for a single vehicle.

This property must be viewed to be fully appreciated!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front & Rear Elevations

Set back from the street and accessed via a front UPVC door. To the rear the garden has two sections, the first being laid lawn with a paved area and the second section having pebbles and gated access with the potential to be turned into off road parking.



Lounge / Diner

22' 9" x 12' 9" Into chimney breast (6.93m x 3.89m
Into chimney breast)
Accessed via a UPVC door to the front and having a double glazed window to the front elevation, carpet flooring, electric wall mounted fireplace, double glazed window to the rear elevation and a door to the kitchen.

Kitchen

11' 9" x 6' 5" (3.58m x 1.96m)
Fitted with matching wall and base units, UPVC door to the rear porch, stainless steel sink and drainer, chip board work surfaces, vinyl flooring, double glazed window to the rear porch.

Bathroom

Having vinyl flooring, ceramic wash hand basin, low level W.C, tiled splashbacks, a bath, part wooden panelled walls and opaque double glazed window to the rear elevation.

Bedroom One

.11' 4" x 12' 9" (3.45m x 3.89m)
Having carpet flooring, double glazed window to the rear elevation, wall mounted radiator, fitted wardrobes and access to the loft.

Bedroom Two

9' 7" x 11' (2.92m x 3.35m)
Having carpet flooring, double glazed window to the front elevation, wall mounted radiator and over stairs storage.

Dressing Room

Having carpet flooring, accessed from bedroom one, double glazed window to the rear elevation and wall mounted radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
MANSFIELD NG18 1EB

EPC Rating: D

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD208393 - 0001