



22 Moorgate Avenue, New Houghton, NG19 8SS

Guide Price **£230,000**



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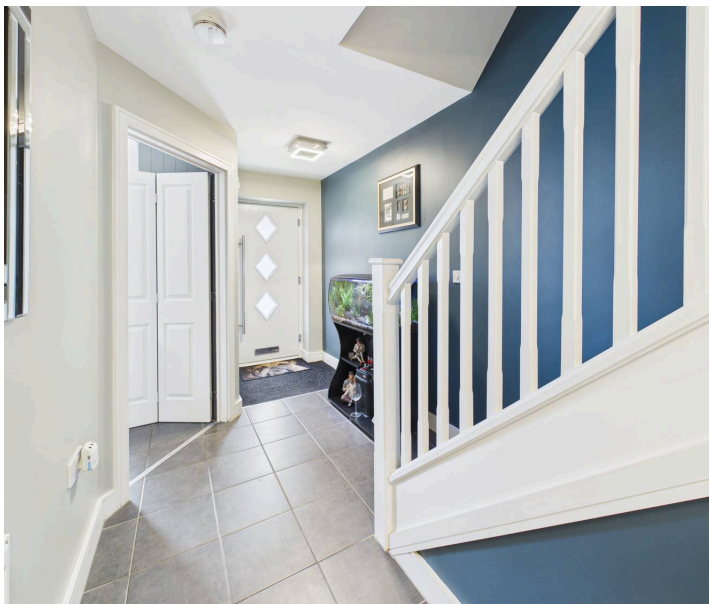
New Houghton, Mansfield

Council Tax band: B

Tenure: Freehold

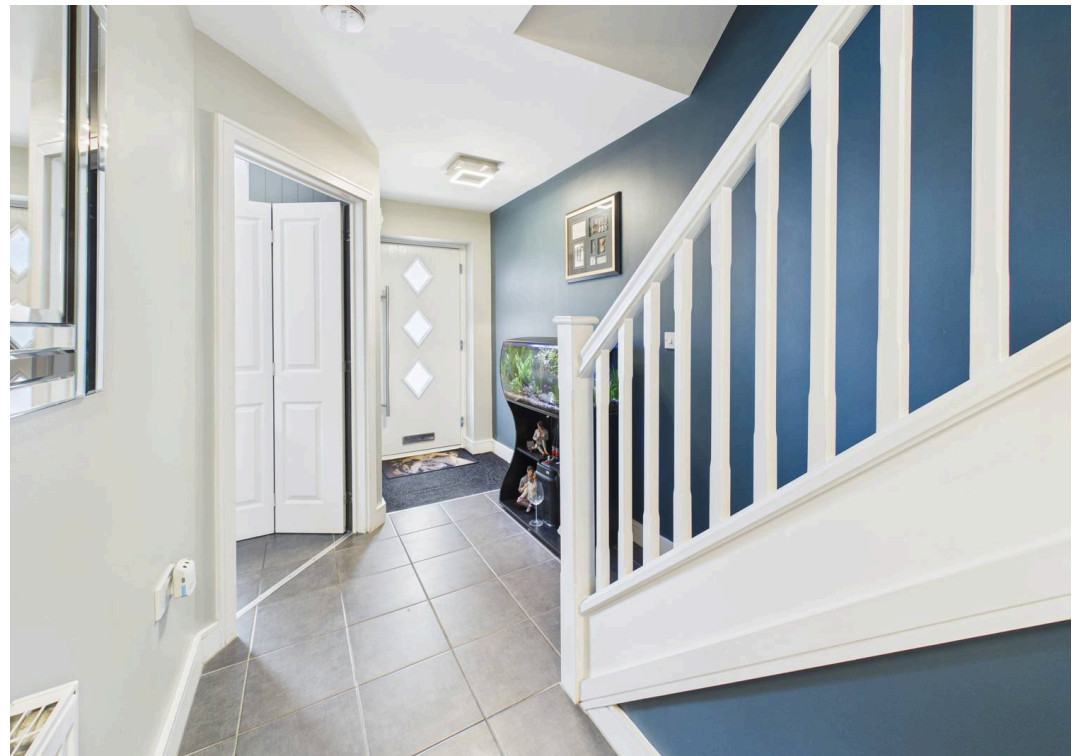
EPC Energy Efficiency Rating: B

- Well presented and updated semi-detached house set on a good sized plot
- Three bedrooms, bedrooms one and two with fitted wardrobes
- Entrance hall with composite entrance door and tiled flooring, ground floor Wc with washbasin
- Lounge with feature slatwall panelled elevation with provision for a wall mounted TV and French doors providing access to the rear garden
- Dining kitchen, refitted in 2025 with Wren panelled units having a 15-year warranty, integrated appliances including a pyrolytic oven, feature granite work surfaces and a multi-functional sink
- Stunning refitted first floor bathroom/Wc (combining the original bathroom and ensuite footprint) with walk-in shower, washbasin and Wc set to a vanity unit and recliner bath with shower attachment
- Double width driveway provides off road parking and benefits from an EV charging point
- Landscaped low maintenance rear garden with patio, artificial lawn & established borders
- Larger than average plot with good sized garden and further side garden space with potential to extend (subject to usual planning consents)

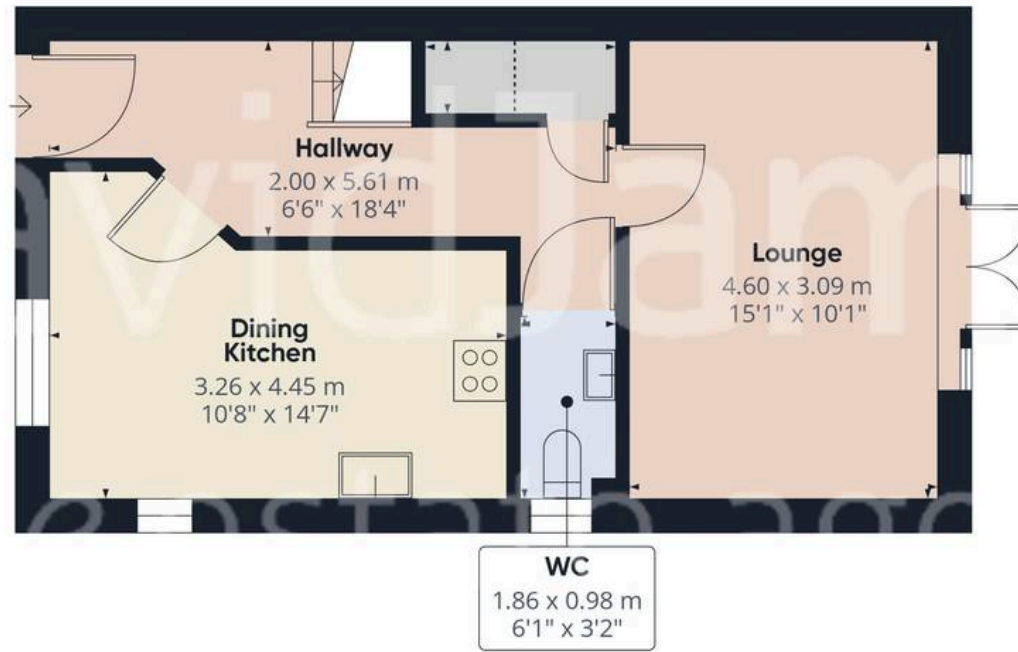












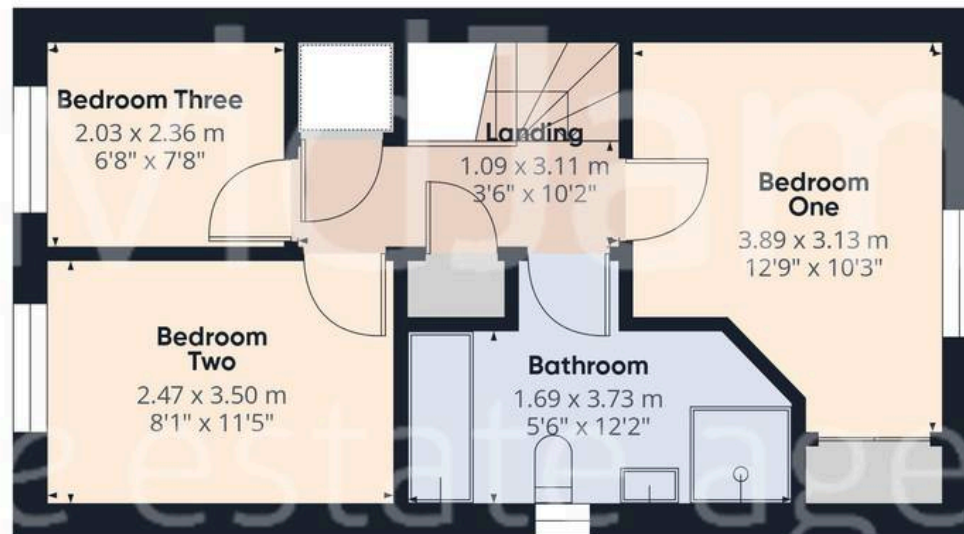
Floor 0

Approximate total area⁽¹⁾

75.5 m²
813 ft²

Reduced headroom

0.6 m²
7 ft²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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