



£125,000 Freehold

336 DEVONSHIRE STREET | NEW HOUGHTON | MANSFIELD | NG19 8SU

BuckleyBrown
ESTATE AGENTS

MOVE IN, LIVE MORE. Located in New Houghton, on Devonshire Street, this mid-terrace house provides a move in ready opportunity on your doorstep. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, making it a perfect spot for those seeking a vibrant community atmosphere. Let's take a look inside.

Upon entering the ground floor, you will find a welcoming layout that maximises space and light. The living area is both cosy and inviting, providing an excellent space for relaxation or entertaining guests. The well-appointed kitchen/dining room is designed for practicality, featuring essential integrated appliances and ample storage, making it a joy to prepare meals. Complemented by sliding doors opening to the rear garden - bringing the outside inside.

Moving upstairs, the property boasts three generously sized bedrooms, all offering a blank canvas to make your own. The bedrooms are well-lit and airy, providing a comfortable environment for all family members. The bathroom is tastefully designed, featuring contemporary fixtures that enhance the overall appeal of the home.

Outside, the property features a charming garden that offers a private space for outdoor enjoyment. Whether you wish to host summer barbecues, cultivate a flower bed, or simply unwind in the fresh air, this garden provides the perfect setting. The semi-detached nature of the house also allows for a sense of community while maintaining your own personal space.

Call now to arrange a viewing!





Living Room 15'7" x 10'11"

Carpeted reception room with a central heating radiator, feature fireplace and a window to the front elevation. Double doors leading through to the dining area.

Dining Room 11'6" x 13'2"

Tiled flooring, central heating radiator and sliding doors opening to the rear elevation.

Kitchen 7'4" x 9'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Fitted with a window and an external door to the rear elevation.

Landing

With leading access into;

Bedroom One 11'6" x 10'2"

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

Bedroom Two 9'6" x 13'10"

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

Bedroom Three 9'7" x 10'11"

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

Bathroom 7'3" x 7'2"

Neutral three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

Outside

Low maintenance frontage whilst the rear garden offers an enclosed lawn, decked seating area and a gate to the rear. Parking to the rear elevation.





Ground Floor
45sq.m/489.37sq.ft
Approx



First Floor
46sq.m/493.46sq.ft
Approx



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		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

336 DEVONSHIRE STREET
NEW HOUGHTON
MANSFIELD
NG19 8SU



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

BuckleyBrown
ESTATE AGENTS

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.