



Portland Street  
New Houghton Mansfield

burchell  
edwards

# Portland Street New Houghton Mansfield NG19 8SY

for sale guide price  
**£105,000**



## Property Description

Situated on Portland Street in New Houghton, this spacious four-bedroom end-terrace property offers versatile accommodation ideal for families or investors.

The ground floor features an entrance hall with useful downstairs storage, leading into a generous open plan living room and kitchen. The kitchen is fitted with a range of units, integrated cooking appliances, and provides access to the rear garden. A ground floor bathroom includes both a bath and walk-in shower, adding practicality to the layout.

To the first floor are four well-proportioned bedrooms, along with a separate WC/cloakroom for added convenience. Externally, the property benefits from a rear garden mainly laid to lawn and concrete with a patio area, enclosed by fencing. There is gated rear access, a garage (in need of maintenance), and potential for off-road parking.

This property presents a great opportunity to acquire a generously sized home with flexible living space in a popular residential location.

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.



## Entrance Hall

Accessed via a UPVC front door, the entrance hall features a carpeted floor and provides useful understairs storage.

## Living Room

A spacious living area with carpet flooring, a double glazed window to the front elevation, and two wall-mounted radiators. A boxed gas meter is also located here. The room is open plan, flowing through an archway into the kitchen.

## Kitchen

Fitted with matching wall and base units, this kitchen includes an inset UPVC sink with drainer, boiler, tiled splashbacks, and vinyl flooring. Integrated appliances include an electric oven, hob, and cooker hood. A double glazed window overlooks the rear, alongside a UPVC door providing direct garden access. Open plan via an archway to the lounge.

## Bathroom

Located on the ground floor and comprising a bath, walk-in shower, ceramic wash hand basin, and WC. Finished with vinyl flooring and Aqua board wall panels. A double glazed opaque window to the rear and a wall-mounted towel radiator complete the room.

## Storage Cupboard

Convenient cupboard located off the entrance hall offering additional storage space, complete with plumbing and electrics and currently used as a utility space.

## First Floor Landing

Carpeted with access to the loft space.

## Bedroom One

A double bedroom with carpet flooring, double glazed window to the front, and wall-mounted radiator.

## Bedroom Two

Another front-facing bedroom with carpet flooring, double glazed window, and wall-mounted radiator.

## Bedroom Three

Rear-facing bedroom featuring carpet flooring, double glazed window, and wall-mounted radiator.

## Bedroom Four

A further rear-facing bedroom with carpet flooring, double glazed window, and wall-mounted radiator.

## Wc / Cloakroom

Located on the first floor, comprising a ceramic toilet and wash hand basin, vinyl flooring, and a double glazed opaque window to the rear.

## Externals

The rear garden is mainly laid to lawn and concrete, with a patio seating area and fenced boundaries. Gated access is available from the jitty, along with potential for off-road parking. A garage is also included.

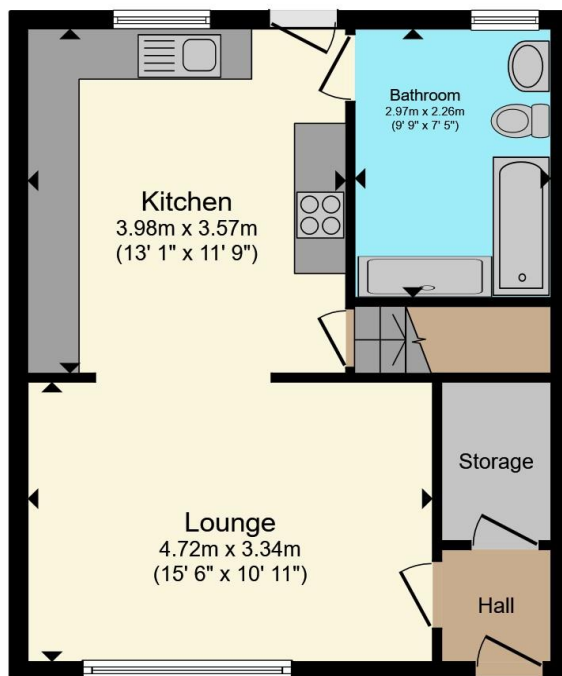
## Garage

Detached garage requiring maintenance.

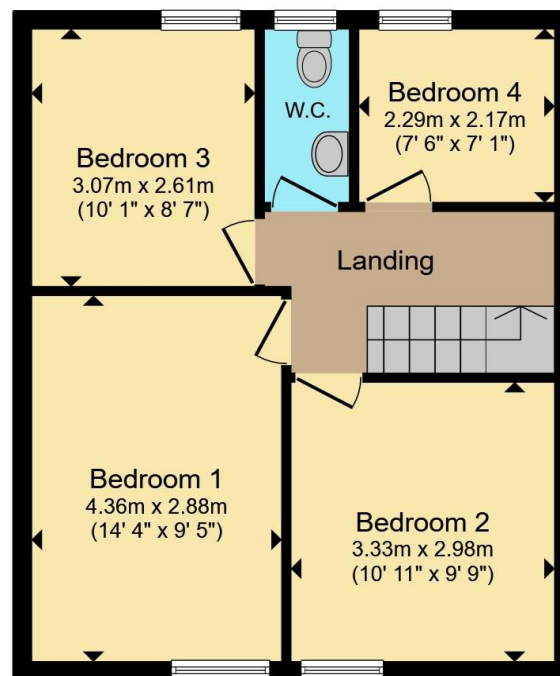








**Ground Floor**



**First Floor**

Total floor area 91.9 m<sup>2</sup> (989 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

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