

£100,000

Devonshire Street, New Houghton,  
Mansfield,



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“An exciting opportunity to transform a property full of untapped potential—perfect for investors or anyone ready to create something special.”

- Jasmine, Valuer



## Unlock the potential

***Empty but full of promise—an ideal project opportunity for investors or visionary buyers.***

The accommodation is well proportioned and sensibly arranged, offering a strong foundation for refurbishment. A particular highlight is the large rear garden, providing significant outdoor space and scope for enhancement or extension, subject to the usual permissions. With its combination of layout, space, and potential, this property offers an exciting opportunity to add value.

Situated within a popular terrace, this three-bedroom home represents an excellent opportunity for investors or buyers seeking a rewarding project.



## Step Inside

***Discover a spacious and well-proportioned interior.***

Upon entering, you are greeted by a small porch that leads into a generous living room, complete with a cosy fireplace, perfect for those chilly evenings. The ground floor also features a versatile dining room, a well-appointed kitchen, and a sun room that doubles as a utility space, providing functionality all year round.

Venturing upstairs, you will find three bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is conveniently located on this level, ensuring that all essential amenities are within easy reach.

Outside, the property boasts a garage and on street parking.





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## Life in New Houghton

***New Houghton is a small, well-established village located on the outskirts of Mansfield in Nottinghamshire, offering a quieter, more relaxed setting while still benefiting from close proximity to a wide range of amenities. Popular with families, first-time buyers and investors alike, the village provides an accessible and affordable option within easy reach of larger neighbouring towns.***

The village itself has a strong sense of community, with local shops, schools and everyday conveniences catering to residents' needs. Its compact nature and friendly atmosphere make it particularly appealing to those seeking a more laid-back lifestyle without feeling isolated.

Surrounded by open countryside, New Houghton is well suited to those who enjoy outdoor living. There are a number of nearby green spaces, walking routes and country parks, offering opportunities for leisure and recreation right on the doorstep, while the wider Nottinghamshire landscape provides even more to explore.

Despite its village setting, New Houghton remains conveniently connected. Mansfield town centre is just a short drive away, providing a wider selection of retail, dining and leisure facilities. The area also benefits from good road links, including access to the A617 and nearby M1, making commuting to Nottingham, Chesterfield and Sheffield straightforward.

Overall, New Houghton offers a balanced lifestyle, combining village charm with practical convenience. Its affordability, community feel and accessibility make it an attractive choice for a range of buyers looking to enjoy both comfort and potential within a well-connected location.





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