



5 Midhurst Way,  
Nottingham, NG11 8DW

# 5 Midhurst Way, Nottingham, NG11 8DW

Offered to the market with no upward chain, and in need of full modernisation throughout, this brick built mid terraced home will make an ideal investment purchase.

The property provides accommodation arranged over two floors including an entrance hall, a dual aspect lounge/dining room, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, the bathroom, and the separate wc.

Benefiting from UPVC double glazing, and Gas central heating, the property also has gardens to both the front and rear.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

**Guide Price £170,000**





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### Accommodation

The entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and there is access to the utility room and in turn the kitchen, and the dual aspect lounge/dining room.

The lounge/dining room has windows to both the front and rear.

The kitchen has a range of wall, drawer and base units, and a one and a half bowl sink and drainer unit. A door leads from the kitchen, out to the rear garden.

On reaching the first floor, the landing gives access to three bedrooms, the bathroom and a separate wc.

### Outside

The property has gardens to both the front and rear both lawned with mature shrubs and bedding plants.

### Council Tax

Council Tax Band A. Nottingham City Council.

Amount Payable 2023/2024 £1,607.76.

### Referral Agreement

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

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## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

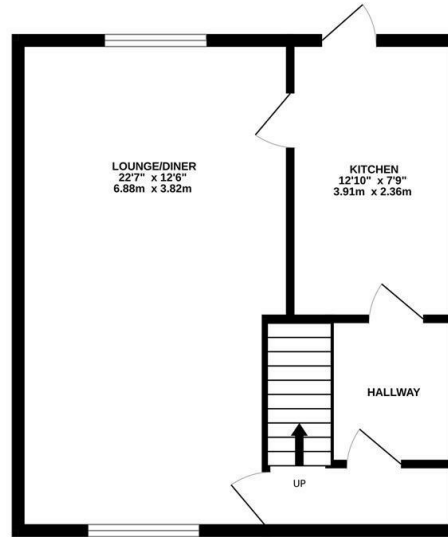
## MONEY LAUNDERING

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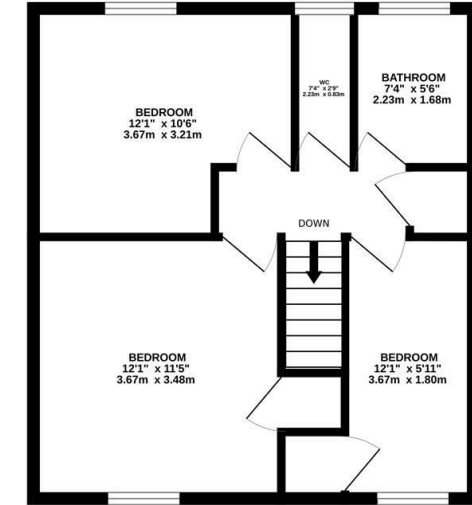
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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