



63 Highwray Grove,  
Nottingham, NG11 9JL



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This semi detached home provides accommodation arranged over two floor including; an entrance hall, a dual aspect lounge with patio doors opening to the rear garden, plus a kitchen, and a wc/utility area on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating and double glazing, the property has a larger than average enclosed garden to the rear, and gravelled driveway providing off road parking for up to four vehicles at the front.

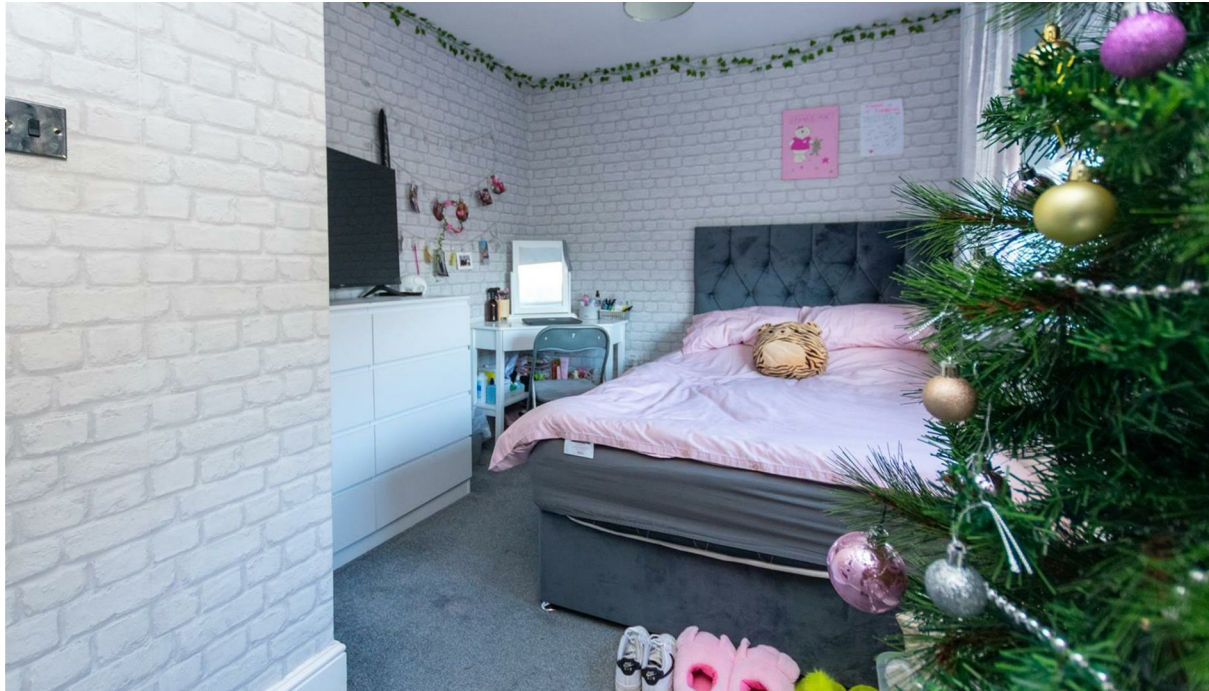
Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, popular Universities, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £210,000







## ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From the entrance hall, the stairs rise to the first floor, there is a radiator, a ceiling light point, and doors into the lounge, the ground floor wc/utility area, and the kitchen.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a one and a half bowl stainless steel and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a tall fridge/freezer, plus a built in oven, and a four ring gas hob with an extractor hood over. There are windows to the side and rear, a cluster ceiling light, tiled flooring, and a UPVC door opening to the rear garden.

The ground floor wc/utility space has roll edge work surfaces and storage cupboards, a stainless steel sink unit with a mixer tap over, space for a dryer, plus a low flush wc. There is a window to the front, tiling to the walls and tiled flooring, a radiator, and ceiling spot lights.

The dual aspect lounge has a window to the front, ceiling light points, a radiator, a feature fireplace, and sliding patio doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a storage cupboard, ceiling spot lights, and doors into all three bedrooms, and the family bathroom.

Bedroom one has a window to the front, a ceiling light point, a radiator, and an (over stairs) shower cubicle with a concertina door, and an electric shower.

Bedroom two has a window to the rear, a ceiling light point, a radiator, and a storage cupboard/wardrobe.

Bedroom three has a window to the front, a ceiling light point, and a radiator.

The family bathroom is fully tiled and fitted with a corner bath with a shower over, a pedestal wash hand basin, and a low flush wc. There is a heated towel rail, and windows to the side and rear.

## OUTSIDE

At the front of the property, the gravelled driveway provides off road parking for up to four vehicles. A pathway leads to the entrance door.

The larger than average rear garden includes a decked seating area, and a lawned area. Fully enclosed by timber screen fencing, the garden has pedestrian gated access to the front.

## Council Tax Band

Council Tax Band A. Nottingham City Council.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.

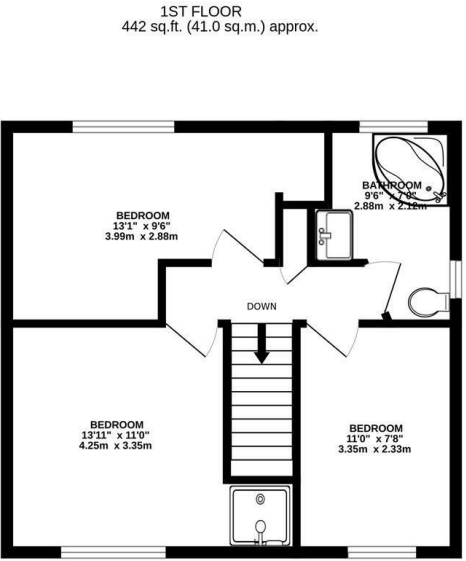
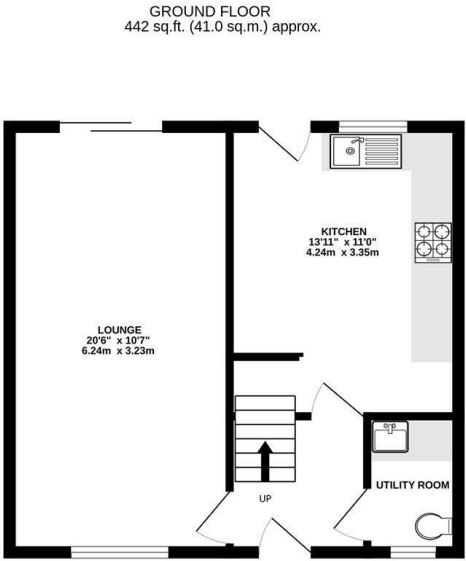
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## MONEY LAUNDERING

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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		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

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