



The  
**Property  
Selling**  
company™

Tel 0800 111 4118

Email [hello@thepropertysellingcompany.co.uk](mailto:hello@thepropertysellingcompany.co.uk)

Web [www.thepropertysellingcompany.co.uk](http://www.thepropertysellingcompany.co.uk)



## **40 Highfield Drive, Nottingham, NG4 1GF**

**Offers over £259,950**

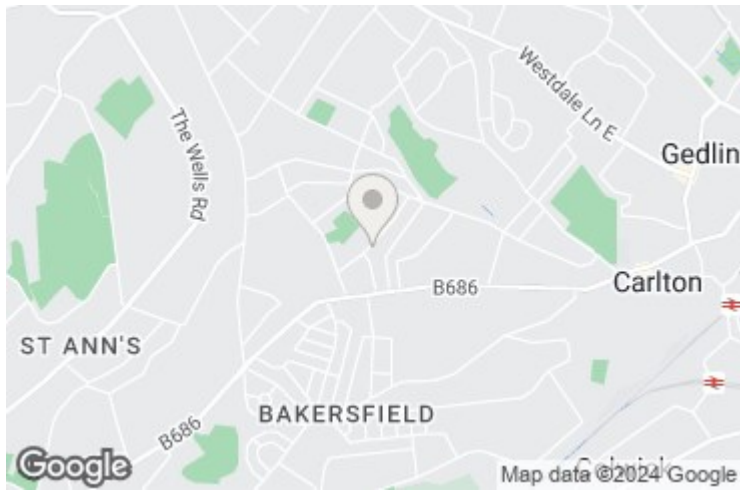
We are thrilled to bring to the market this beautifully presented and pleasantly decorated 3 bedroom semi-detached home which sits in a generous plot and within easy reach of Carlton's excellent amenities, schools and frequent bus services to Nottingham City centre!

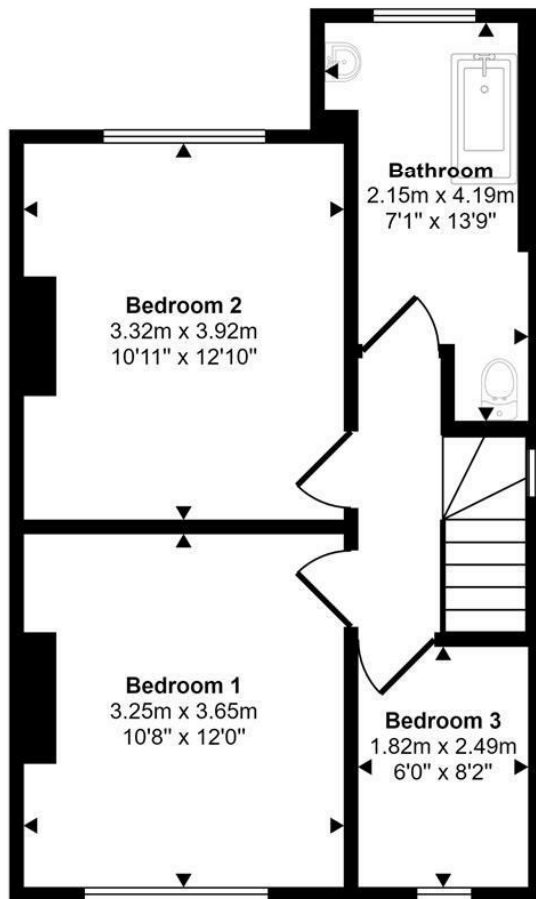
The property has a lovely entrance hall which leads to the lounge area with a feature fireplace, it then leads to the dining area with french doors and an electric fire as well as a superb modern kitchen fitted with an electric oven, combi microwave, induction hob, fridge and freezer.

The upstairs has three bedrooms which are complemented by a stylish bathroom which boasts electric underfloor heating with an additional warm wall, fitted with a three piece modern suite with an over-bath shower and a rainfall-style showerhead.

Outside has a well maintained garden with a decked seating area which is perfect for those summer nights.

This house is not to be missed so please call the office today to get a viewing!!!

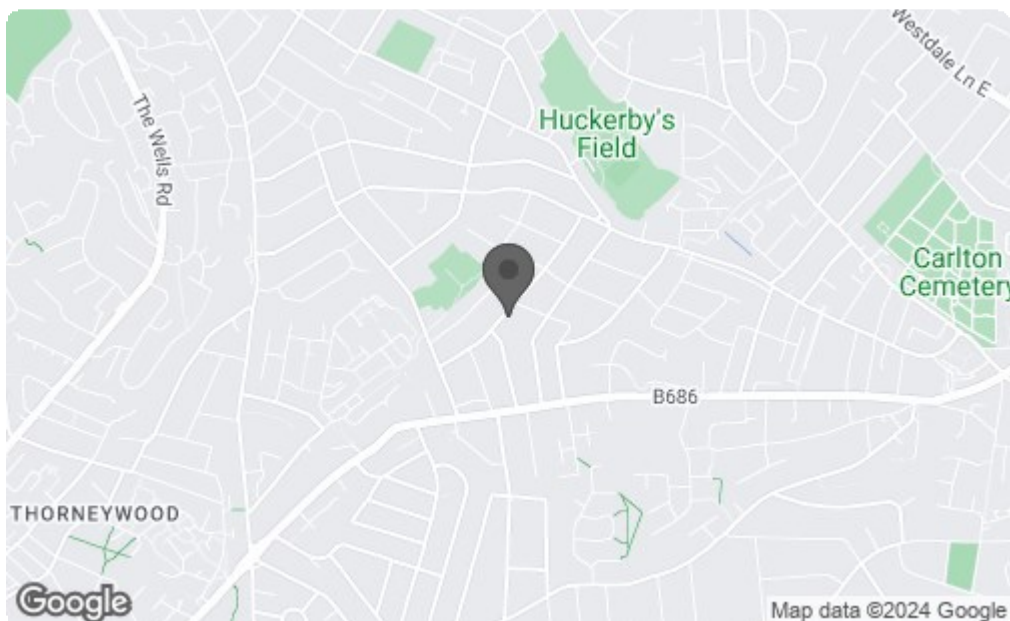




**First Floor**

Approx 43 sq m / 465 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(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		

