



**40 Mill Close,
Huthwaite, Nottinghamshire NG17 2ND**

- THREE BEDROOM END TERRACE
- LOUNGE & KITCHEN
- OVERLOOKING PUBLIC GREENLAND
- IDEAL FIRST TIME BUYER OR INVESTOR PROPERTY
- BEING OFFERED FOR SALE WITH NO UPWARD CHAIN
- THREE BEDROOMS & BATHROOM
- LOCAL AMENITIES & TRANSPORT LINKS

£145,000

ACCOMMODATION COMPRISES

LOUNGE

13'8 x 14'5 (4.17m x 4.39m)

Carpeted flooring, central heating radiator, feature Gas fireplace and Patio doors and windows to the rear elevation. Having built in under stair storage cupboard.

KITCHEN

10'11 x 7'10 (3.33m x 2.39m)

Complete with a range of matching wall and base cabinets, worktops over, splash back tiles, built in Gas hob with Electric Oven. Additional space and plumbing for a washing machine and under counter Fridge and freezer. Windows to the front elevation.

FIRST FLOOR

BEDROOM ONE

7'10 x 11'10 (2.39m x 3.61m)

Carpeted flooring, central heating radiator and a window to the front elevation.

BEDROOM TWO

12'6 x 7'6 (3.81m x 2.29m)

Carpeted flooring, central heating radiator and a window to the rear elevation.

BEDROOM THREE

6'4 x 7'11 (1.93m x 2.41m)

Carpeted flooring, central heating radiator and a window to the rear elevation.

BATHROOM

5'11 x 4'10 (1.80m x 1.47m)

Four piece suite comprising of a hand wash basin, WC, bath and overhead shower. Window to the front elevation.

OUTSIDE

front lawned and paved area.

rear, fully fenced, lawned garden with paving





