



**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 COMPRISSES

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)

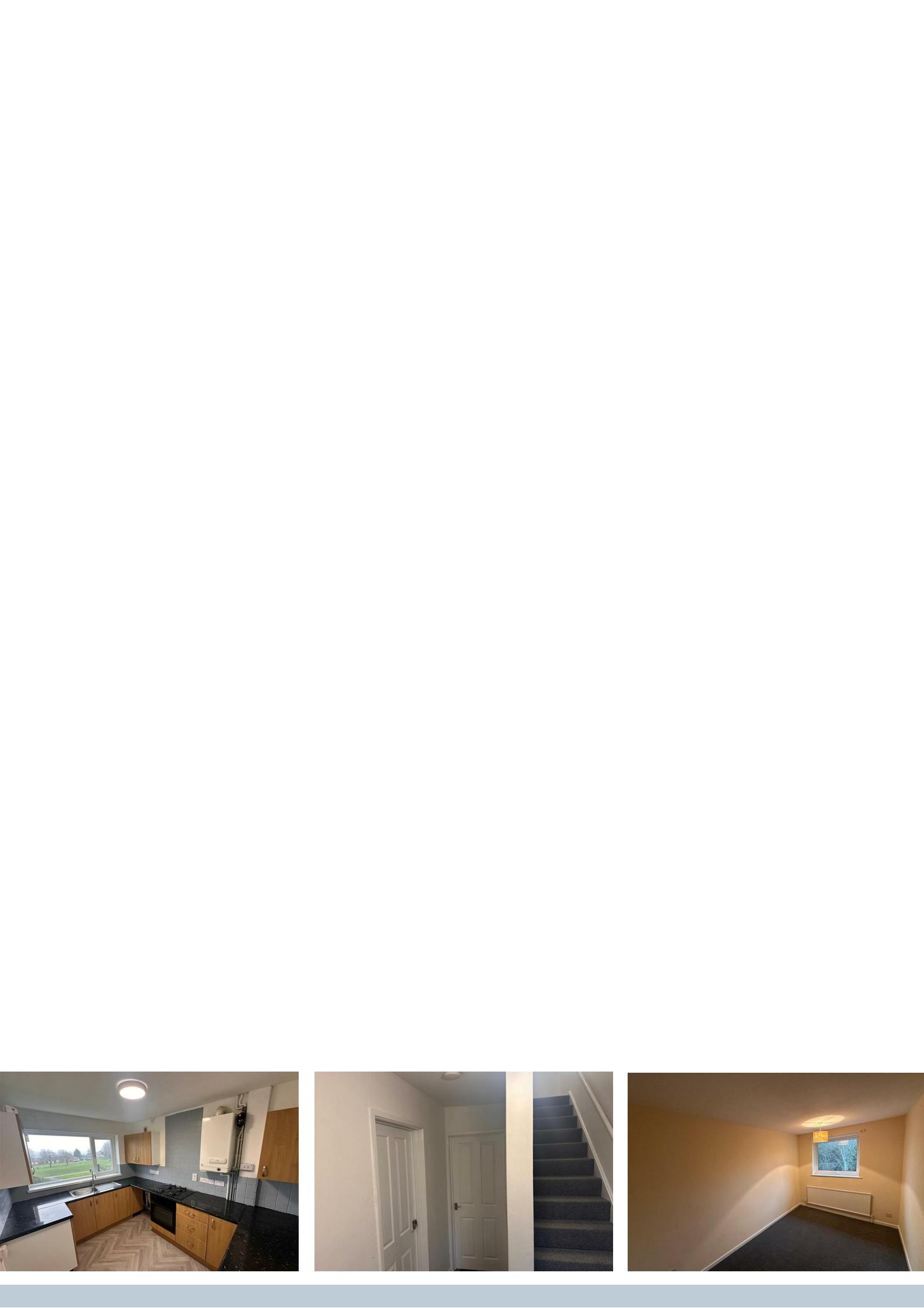
Four piece suite comprising of a hand wash basin, WC, bath and overhead shower. Window to the front elevation.

OUTSIDE

front lawned and paved area.

rear, fully fenced, lawned garden with paving





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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
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