



17 Highbank Drive,  
Clifton, NG11 9FG

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This mid terraced home provides accommodation arranged over two floors including; an entrance hallway, a lounge, and a kitchen 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 an enclosed garden to the rear, plus a gravelled driveway at the front providing off road parking.

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.

**Guide Price £180,000**





## ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a radiator, a ceiling light point, and access to the lounge.

The lounge has a double glazed window to the front, a ceiling light point, a radiator, wooden flooring, an electric fire set on a marble effect hearth with a decorative surround, and access to the kitchen/diner.

The kitchen/diner has a range of modern wall and base units, tiled splash backs, work surfaces, a stainless steel sink unit with a mixer tap over, space for a washing machine, space for a dryer, and space for a fridge/freezer. There is a double glazed window to the rear, an under stairs storage cupboard, a radiator, tiled flooring, and a double glazed door opening to the garden.

On reaching the first floor, the landing has a ceiling light point, an airing cupboard, a loft access hatch, and access to all three bedrooms, and the family bathroom.

The family bathroom is fully tiled and has a bath with an electric shower over, a wash hand basin, and a wc. There is an obscure double glazed window to the rear, and a radiator.

Bedrooms one and three each has a double glazed window to the front, a radiator, and a ceiling light point. Bedroom three also has an over stairs storage cupboard.

Bedroom two has a double glazed window to the rear, a radiator, and a ceiling light point.

## OUTSIDE

At the front of the property the gravelled driveway provides off road parking. There are hedged and fenced side boundaries, and steps leading to the entrance door.

The low maintenance garden to the rear of the property is laid mainly to lawn. Timber fence enclosed, the garden has gated access to the rear.

## Agent Note

The property is of Non Standard Construction.

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

## 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.

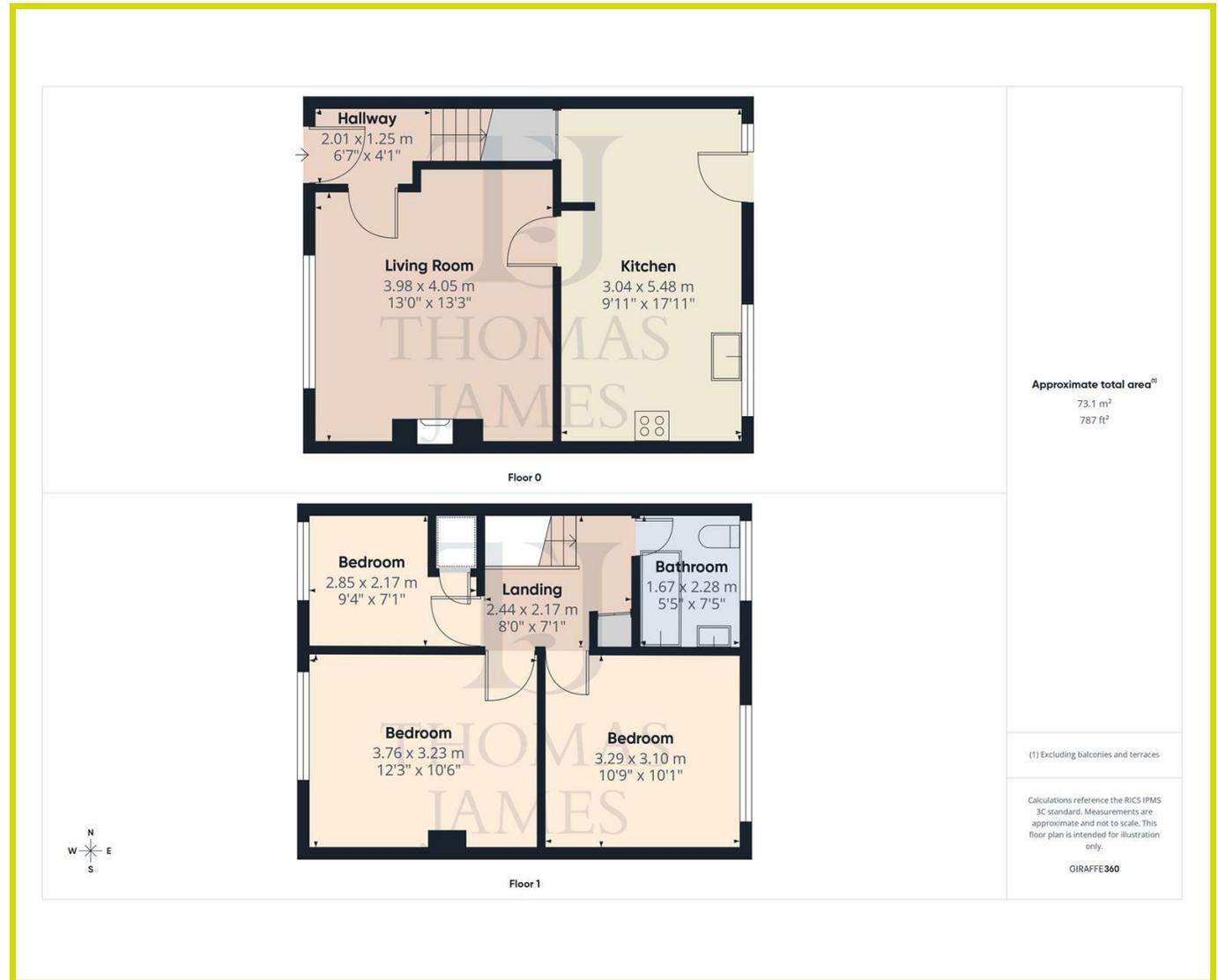
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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