



Highbank Drive,  
Clifton, Nottingham  
NG11 9FG

**£225,000 Freehold**





Situated in the area of Clifton, Nottingham, this delightful end-terrace house on Highbank Drive offers a perfect blend of comfort and convenience and with the benefit of no upward chain. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the home is both practical and functional, making it a wonderful place to create lasting memories.

One of the standout features of this property is the off-road parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind, particularly for families or those with multiple vehicles.

Highbank Drive is situated in a friendly neighbourhood, offering a sense of community while still being close to local amenities, shops, schools, and parks and excellent transport links such as the NET tram which is only short walk away, and also within easy distance to Parkway train station and East Midlands Airport. This location provides an excellent balance of suburban tranquillity and urban accessibility, making it an attractive option for potential buyers or renters.

In summary, this end-terrace house on Highbank Drive is a fantastic opportunity for anyone looking to settle in a vibrant area of Nottingham. With its spacious bedrooms, inviting reception room, and convenient parking, it is a property that truly deserves your attention.



### Entrance Hall

UPVC double glazed entrance door with flanking windows, stairs to the first floor, opening to kitchen/breakfast room, and door to the lounge diner.

### Lounge Diner

22'4" x 11'3" (6.83m x 3.44m )

A carpeted reception room with UPVC double glazed window to the front, radiator, UPVC double glazed French doors with flanking windows to the rear patio, and a door to the kitchen breakfast room.

### Kitchen Breakfast Room

18'11" x 7'8" (5.78m x 2.35m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven and hob with extractor fan over, tiled splashbacks, plumbing for a washing machine, space for a fridge and freezer, radiator, breakfast bar, UPVC double glazed window to the rear and side UPVC double glazed door to the side and a useful under stairs storage cupboard.

### Landing

With a loft hatch, large storage cupboard housing the main combination boiler, and doors to the bathroom and three bedrooms.

### Bedroom One

11'7" x 10'2" (3.53m x 3.10m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Two

11'3" x 10'5" (3.44m x 3.18m )

A carpeted double bedroom with UPVC double glazed window to the rear, radiator, and fitted wardrobe.

### Bedroom Three

11'7" x 8'10" (3.55m x 2.7m )

A carpeted bedroom with UPVC double glazed window to the front and side, and radiator. Ideal as a home office or bedroom.

### Bathroom

7'8" x 6'1" (2.34m x 1.86m )

Incorporating a three-piece suite comprising: panel bath with shower over, pedestal wash-hand basin, WC, tiled splashback, vinyl flooring, heated towel rail, UPVC double glazed window to the rear and extractor fan.

### Outside

To the front of the property you will find a gravelled driveway offering car standing for two vehicles and gated side access leading to the well-maintained private and enclosed south-west facing not overlooked rear garden which includes a patio overlooking the lawn and raised decking area beyond, perfect for entertaining, gravel borders, useful storage shed, mature shrubs and fence boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

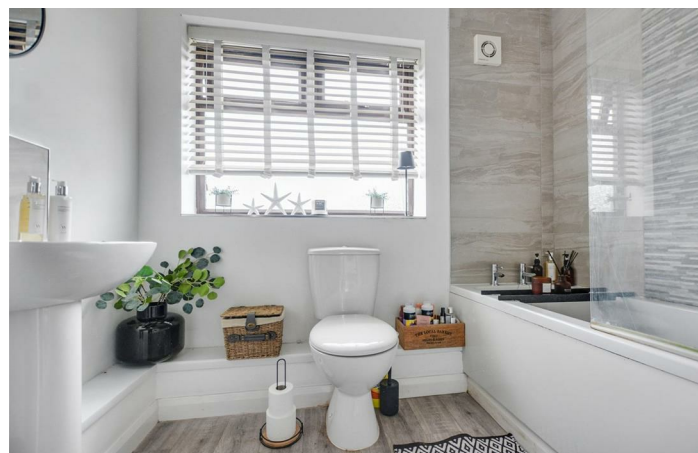
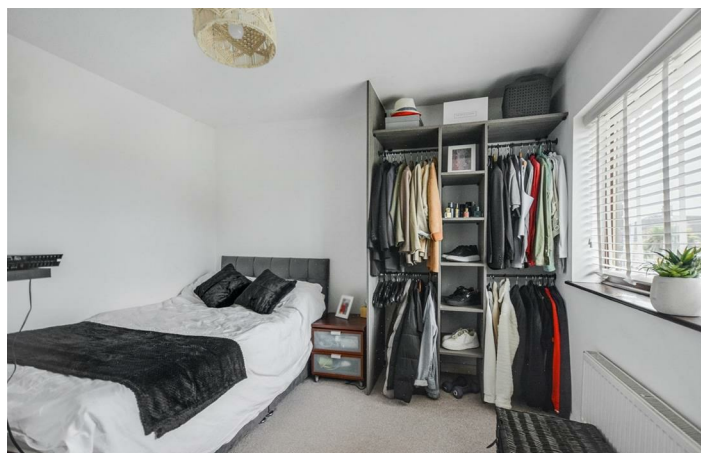
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

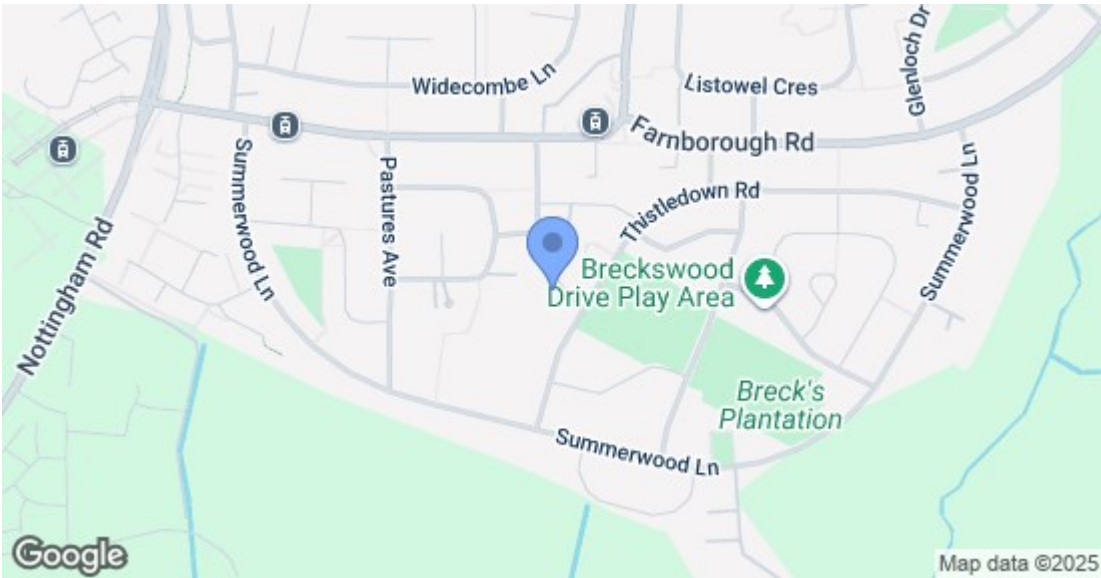
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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