

# HoldenCopley

PREPARE TO BE MOVED

Campbell Grove, Nottingham, Nottinghamshire NG3 1HA

---

Guide Price £200,000 - £220,000



GUIDE PRICE: £200,000 - £220,000

GRADE II LISTED...

This three storey mid-terraced house is bursting with character as it offers a wealth of original features including sash windows, exposed wooden flooring and more. This property boasts spacious accommodation spanning across three floors whilst being sold to the market with no upward chain, making it a great investment opportunity. To the ground floor is a living room and a kitchen diner with access to the cellar. The first floor offers two bedrooms serviced by a three-piece bathroom suite and upstairs on the second floor is a further double bedroom. Outside there are courtyard style gardens to the front and rear of the property along with off-road parking within a residents only car-park.

MUST BE VIEWED





- Grade II Listed
- Three Storey Mid-Terraced
- Three Bedrooms
- Open Plan Kitchen Diner
- Cellar
- Three-Piece Bathroom Suite
- Off-Road Parking
- Close To City Centre
- No Upward Chain
- Must Be Viewed

GROUND FLOOR

**Living Room**  
10'11" x 10'11" (3.35m x 3.35m)

The living room has a sash window to the front elevation, exposed wooden flooring, a radiator and a single wooden door with glass inserts providing access into the accommodation

**Kitchen Diner**  
19'3" x 10'6" (5.87m x 3.21m)  
The kitchen diner has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a fridge freezer, two radiators, carpeted stairs, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation and a single UPVC door to access the rear garden

BASEMENT LEVEL

**Cellar**  
10'11" x 10'11" (3.35m x 3.35m)  
The cellar has lighting

FIRST FLOOR

**Landing**  
The landing has carpeted flooring, an in-built cupboard and provides access to the first floor accommodation

**Bedroom One**  
10'11" x 10'11" (3.35m x 3.35m)  
The first bedroom has a sash window to the front elevation, exposed wooden flooring and a radiator

**Bathroom**  
9'10" x 4'8" (3.00m x 1.43m)  
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, wood-effect flooring, a radiator and a UPVC double glazed obscure window to the rear elevation

**Bedroom Two**  
6'10" x 5'11" (2.10m x 1.82m)  
The second bedroom has a UPVC double glazed window to the rear elevation and a wall-mounted boiler

SECOND FLOOR

**Bedroom Three**  
11'1" x 10'10" (3.38m x 3.32m)  
The third bedroom has a sash window to the front elevation and carpeted flooring

**OUTSIDE**  
Outside there are low maintenance courtyard style gardens to the front and rear of the property along with off-street parking in a residential only car park

**DISCLAIMER**  
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

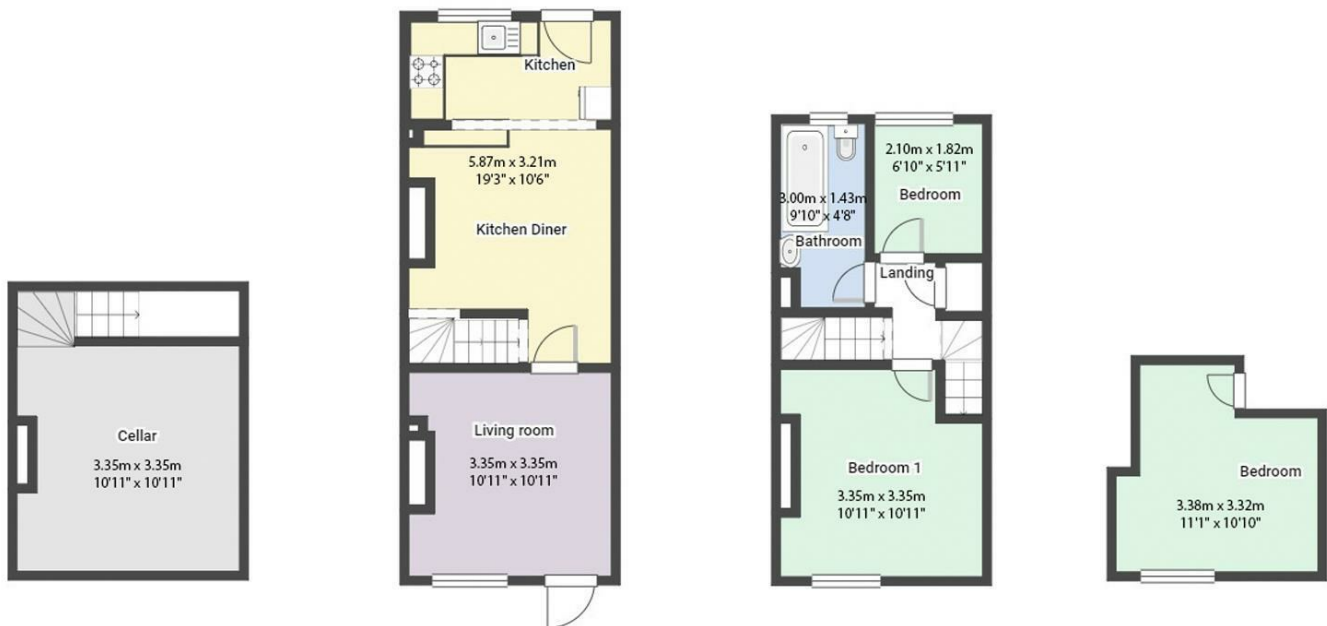
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Campbell Grove, Nottingham, Nottinghamshire NG3 IHA

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.