

HoldenCopley

PREPARE TO BE MOVED

Campbell Grove, Nottingham, Nottinghamshire NG3 1HA

Guide Price £220,000 - £230,000

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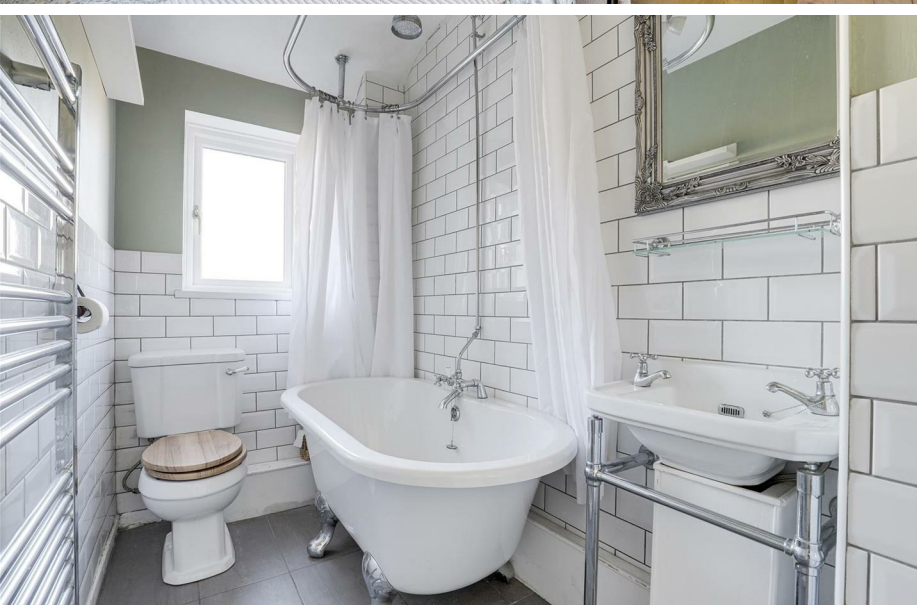
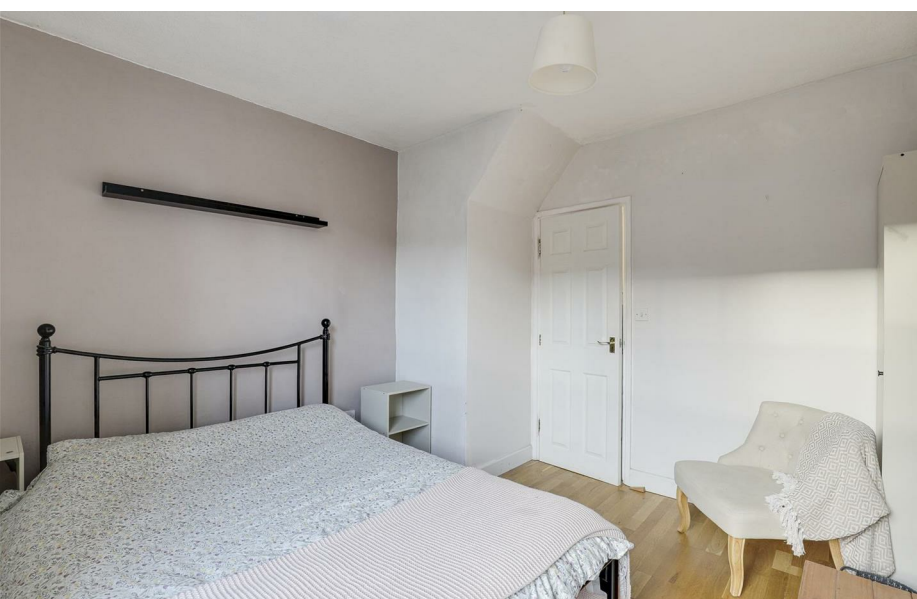
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GRADE II LISTED BUILDING...

This beautifully renovated three-bedroom Victorian townhouse combines timeless character with modern living, offering spacious accommodation spread over three floors. Situated in a popular area, the property benefits from being just a short distance from Nottingham City Centre, with excellent access to local amenities, transport links, and schools. The ground floor features a welcoming living room alongside a beautiful kitchen diner with ample space for entertaining and access to a cellar, ideal for additional storage. The first floor offers two well-proportioned bedrooms serviced by a stylish three-piece bathroom suite, while the second floor boasts a generously sized double bedroom, adding flexibility to the layout. Outside, the property enjoys low-maintenance courtyard-style gardens to both the front and rear. The property also benefits from permit parking, making it practical and convenient for City living. Offered to the market with no upward chain, this is an opportunity not to be missed!

MUST BE VIEWED





- Renovated Victorian Townhouse
- Three Bedrooms
- Good-Sized Living Room
- Modern Fitted Kitchen Diner
- Cellar
- Stylish Bathroom Suite
- Low Maintenance Garden
- Permit Parking
- Close To City Centre
- Must Be Viewed





GROUND FLOOR

Living Room

10*11" x 10*9" (3.33m x 3.29m)

The living room has a double-glazed sliding sash window to the front elevation, wooden flooring, an original open fireplace, a dado rail, a radiator, and a single wooden door with glass inserts providing access into the accommodation.

Kitchen Diner

19*4" x 10*9" (5.91m x 3.29m)

The kitchen has a range of fitted base and wall units with wooden worktops, a Belfast style sink with a swan neck mixer tap, an integrated dishwasher, an integrated fridge freezer, an integrated washing machine, a range cooker with an extractor fan and stainless steel splashback, partially tiled walls, slate tile flooring, space for a dining table, a radiator, access to the cellar, a brand new heritage wooden double-glazed window to the rear elevation, and a stable-style door providing access to the garden.

BASEMENT LEVEL

Cellar

11*0" x 10*11" (3.36m x 3.35m)

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*9" (3.35m x 3.29m)

The first bedroom has a double-glazed sliding sash window to the front elevation, wooden flooring, and a radiator.

Bedroom Three

6*11" x 6*0" (2.13m x 1.84m)

The third bedroom has a brand new heritage wooden double-glazed window to the rear elevation, wooden flooring, and a radiator.

Bathroom

9*9" x 4*5" (2.99m x 1.37m)

The bathroom has a low level flush W/C, a wash basin with chrome legs, a freestanding roll top bath with central taps, an overhead shower fixture and a chrome shower curtain rail, tiled flooring, partially tiled walls, a chrome heated towel rail, and a brand new heritage wooden double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

11*0" x 10*10" (3.36m x 3.31m)

The second bedroom has a double-glazed sliding sash window to the front elevation, wooden flooring, a radiator, and access to the loft.

OUTSIDE

Front

To the front of the property is a patio garden with a range of plants.

Rear

To the rear of the property is a private enclosed low maintenance garden with patio, external lighting, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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:

Service Charge in the year marketing commenced (EPA): £TBC

Ground Rent in the year marketing commenced (EPA): £TBC

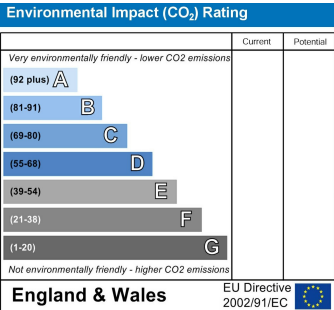
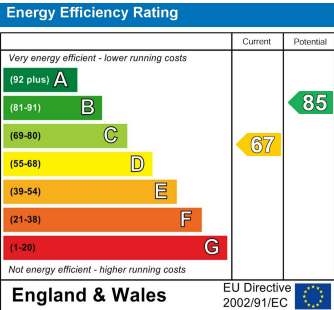
Property Tenure is Leasehold. Term 999 Years from 29th May 2013 - Term remaining 988 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.



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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.
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