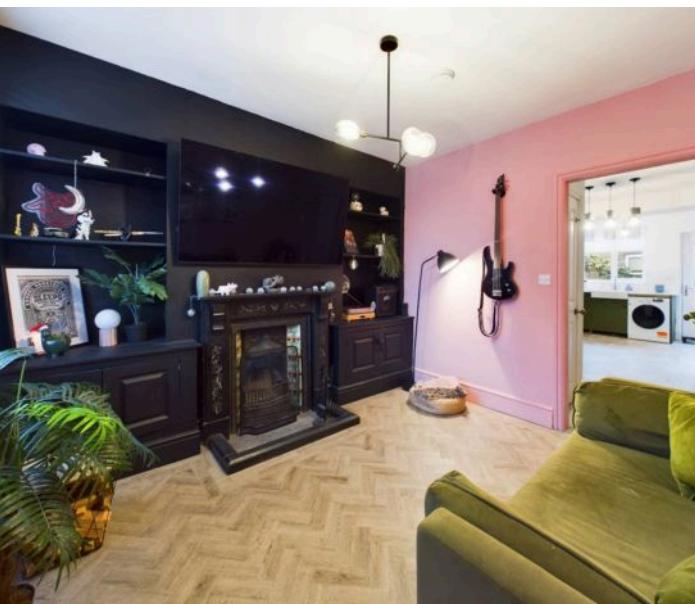
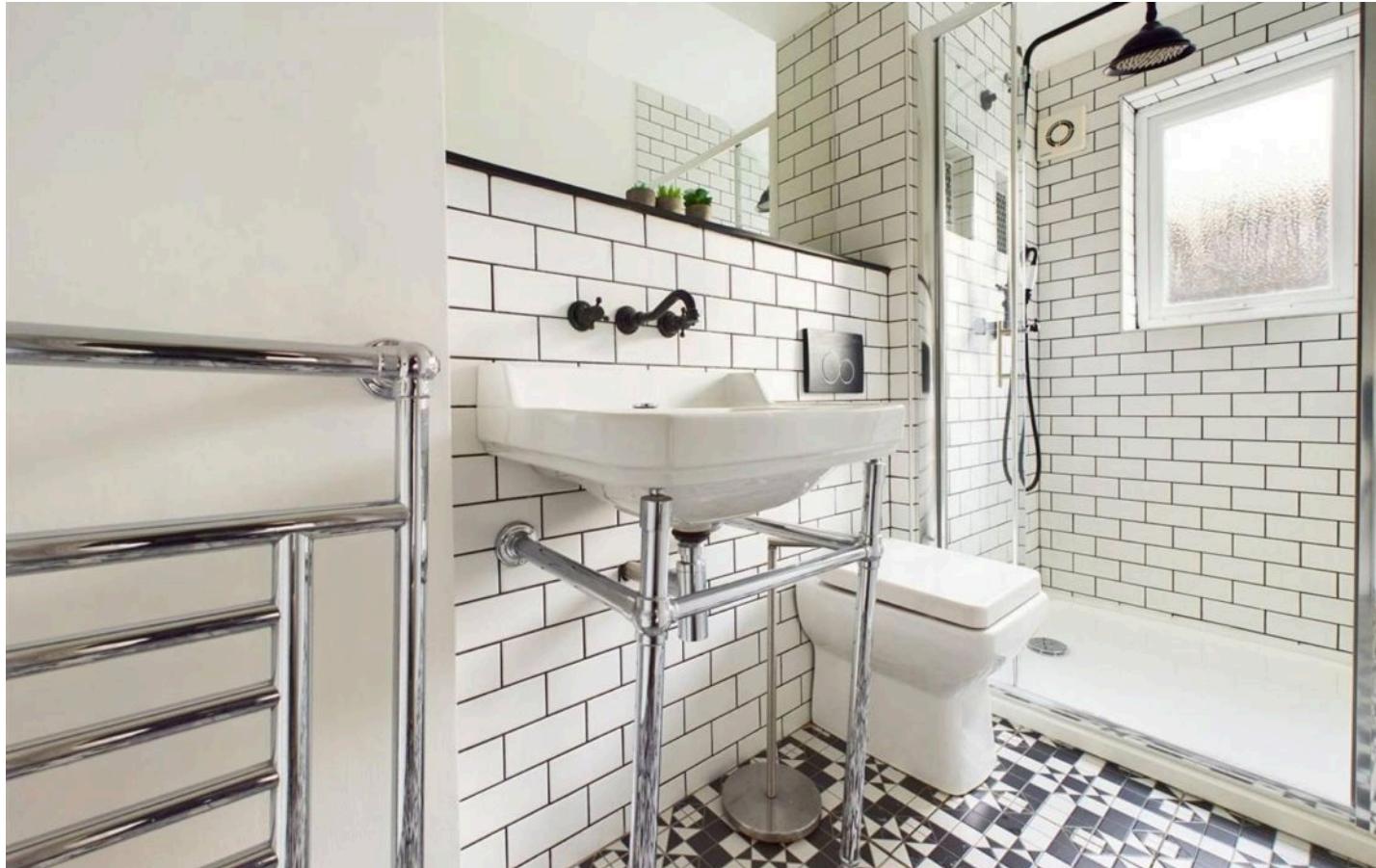




**16 Campbell Grove, Nottingham – NG3 1HA**

Guide Price **£195,000**

**DavidJames**  
the estate agent



## 16 Campbell Grove

Nottingham, Nottingham

GUIDE PRICE £195,000 - £205,000 Grade II listed 3-bed terraced house in conservation area. Lounge with open fireplace, parquet flooring, dining kitchen with underfloor heating. First-floor shower room, cellar, small rear yard. Close to Nottingham City Centre amenities.

Council Tax band: A

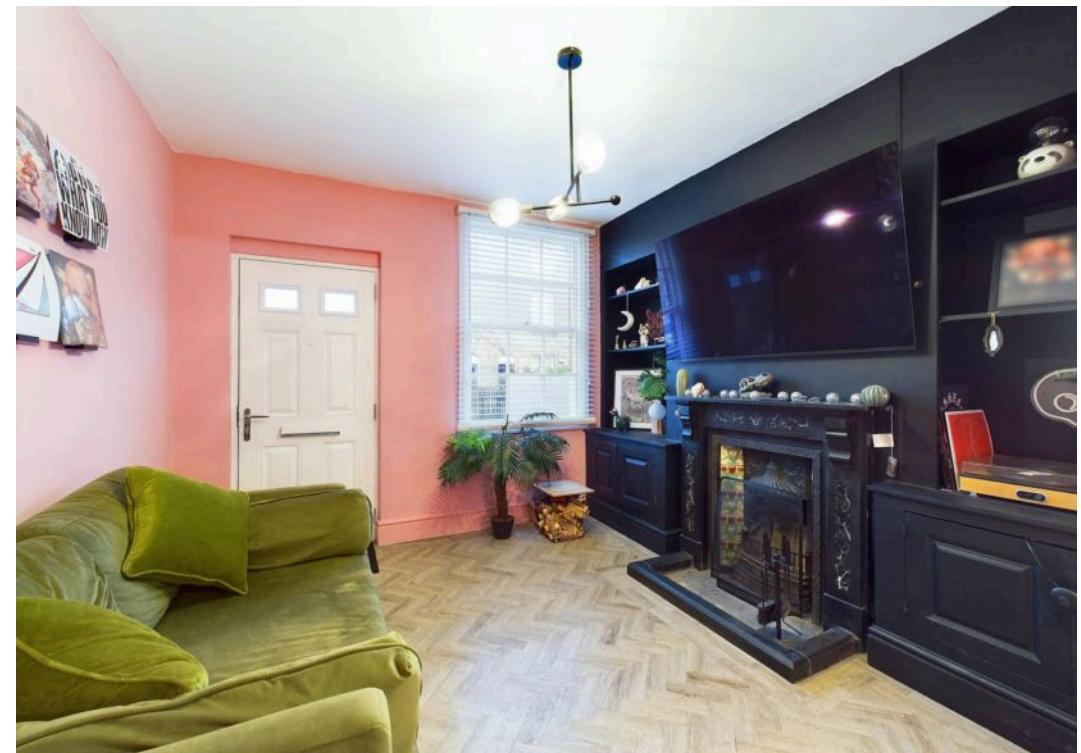
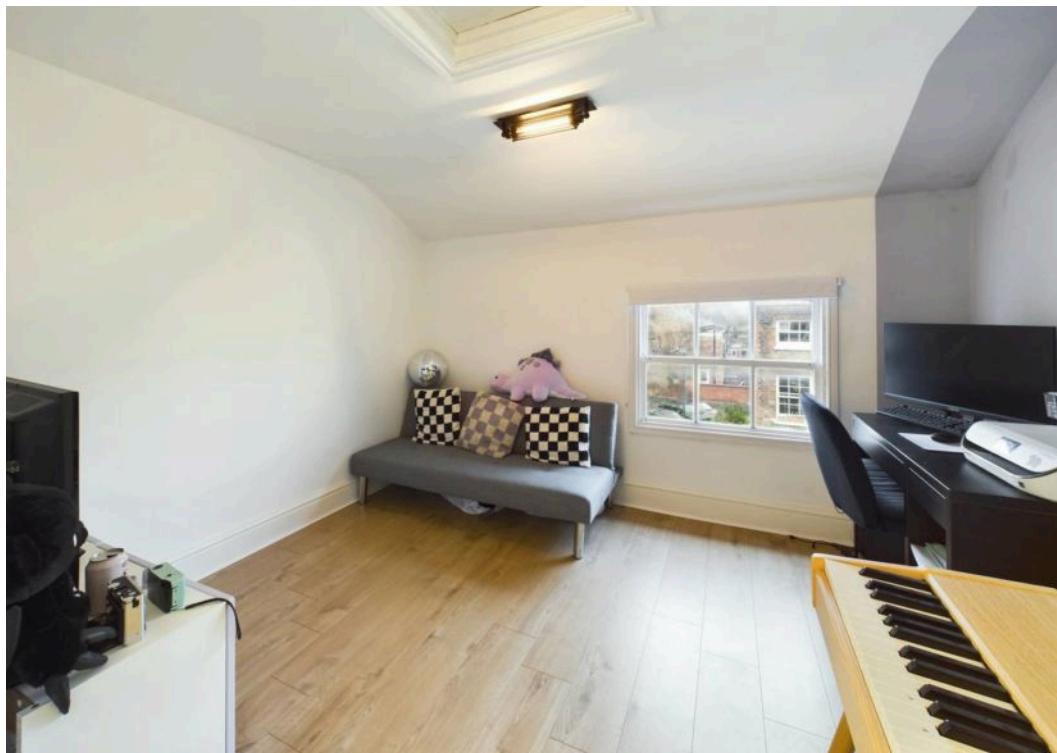
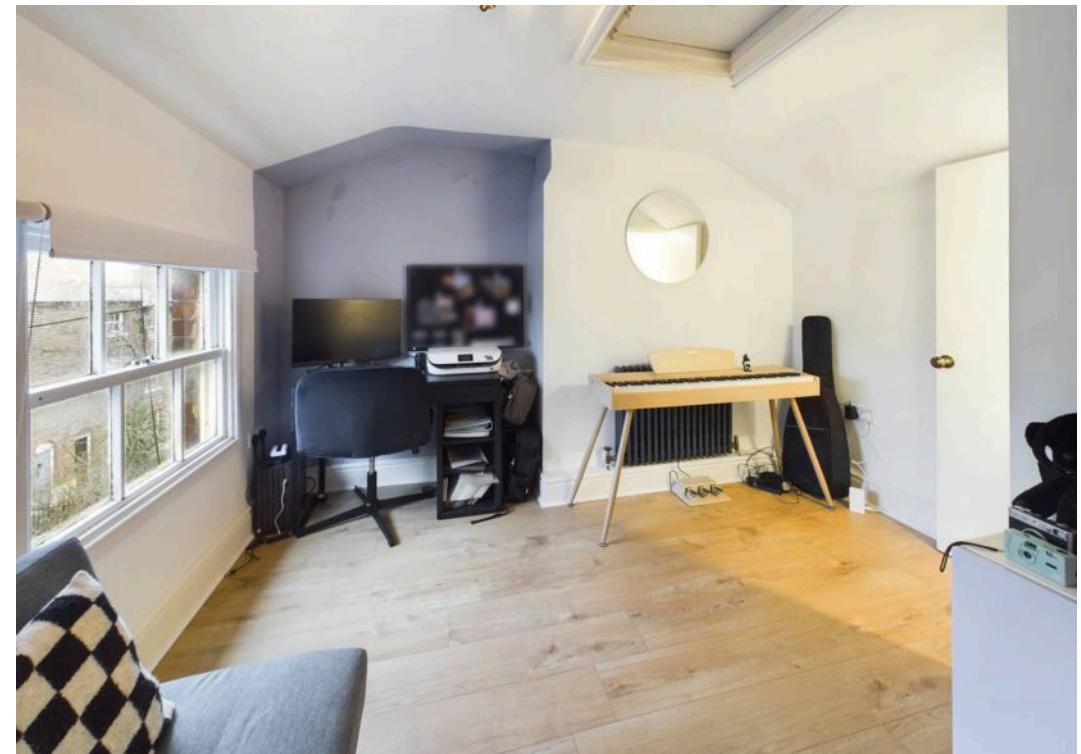
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Period style Grade II listed three storey mid terraced house set within a conservation area
- Three bedrooms, set over the first and second floors
- Lounge with open period style fireplace, built-in cabinets and parquet style vinyl timber finish flooring
- Dining kitchen with feature fireplace and kitchen with integrated oven and hob
- First floor shower room/Wc with white suite and mains shower
- Combination gas central heating
- Single glazed timber sash windows to the front elevation, UPVC double glazed windows to the rear elevation, composite front and rear doors
- Small rear yard area with planting bed with slate chippings
- Cellar, set on a pedestrian walkway with permit parking in place in the local area
- In walking distance of Nottingham City Centre







Floor -1



Floor 0

Approximate total area<sup>(1)</sup>

70.85 m<sup>2</sup>

762.64 ft<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.