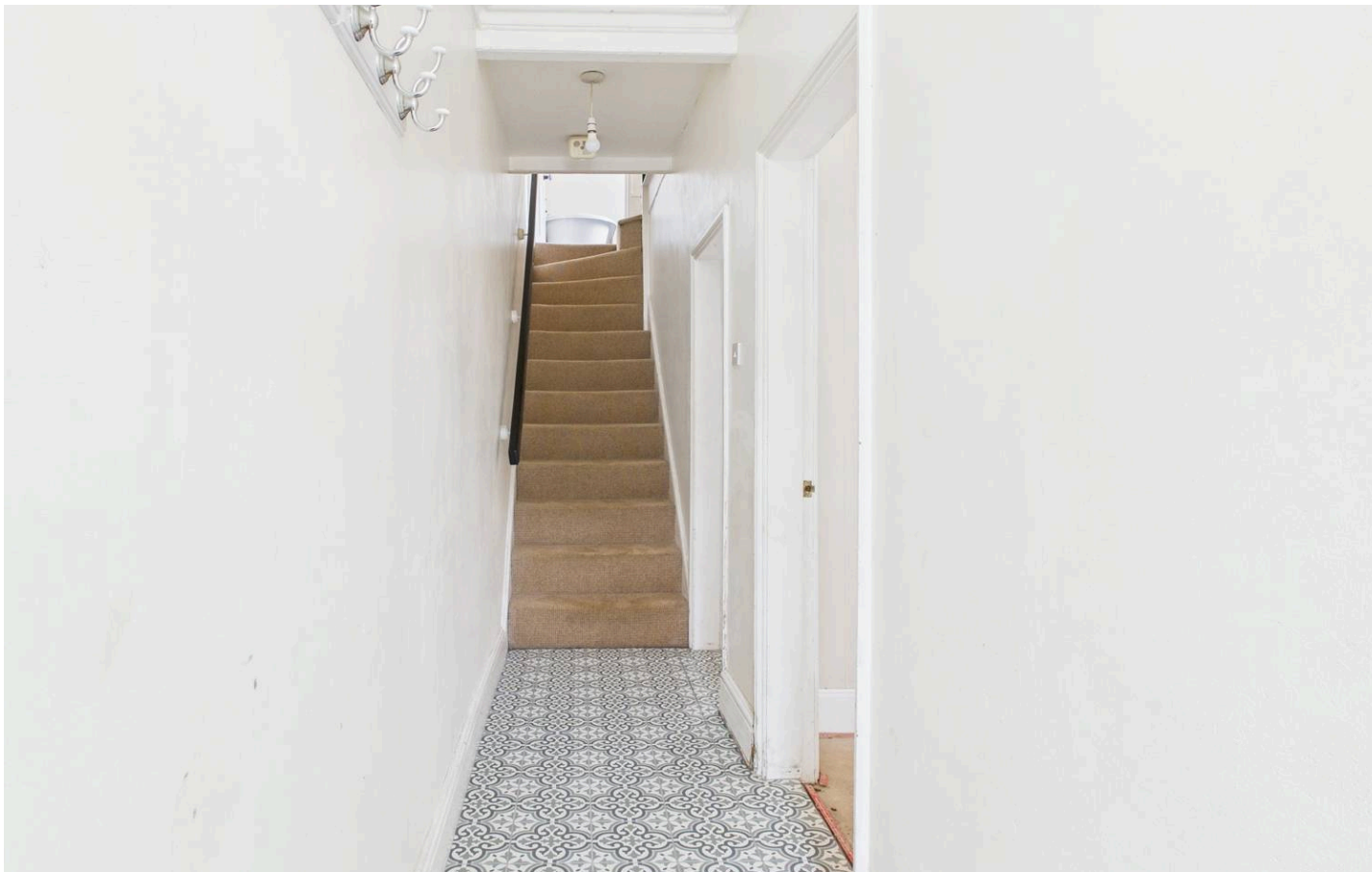




## 8 Cranmer Grove, Nottingham - NG3 4HE

Guide Price £180,000

DavidJames  
the estate agent



## 8 Cranmer Grove

Nottingham, Nottingham

Charming period mid-terrace family home with immense potential. Offering a spacious lounge, dining room, 3 beds and a 4-piece bathroom - all located within walking distance of Nottingham City Centre!

Council Tax band: B

Tenure: Freehold

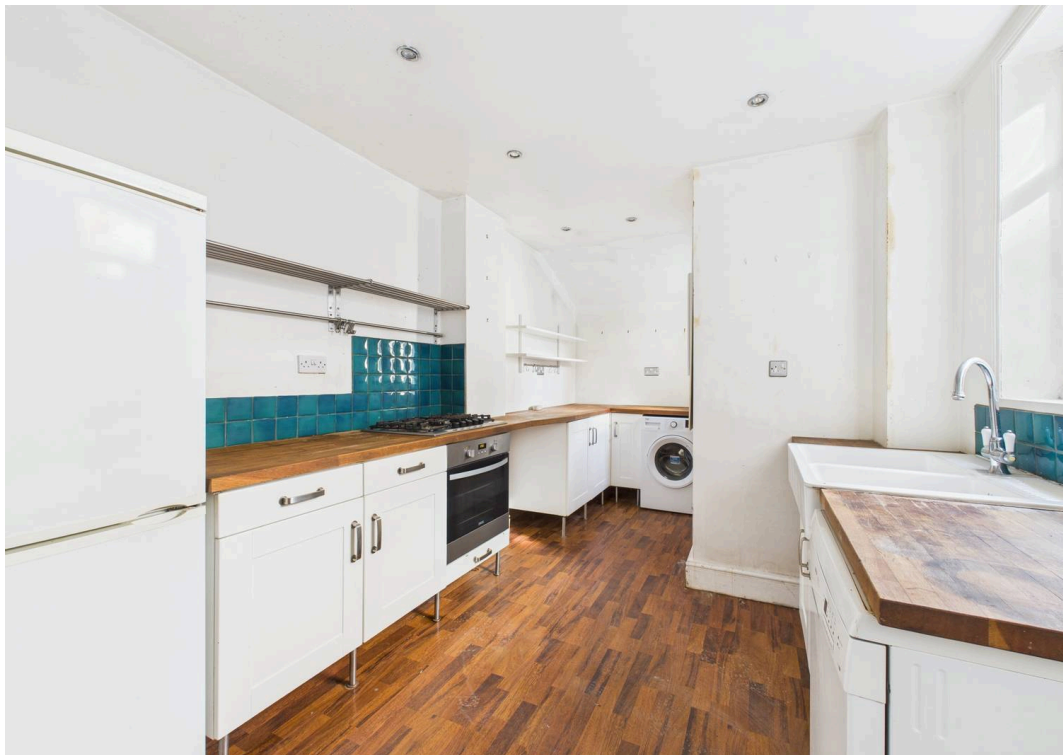
EPC Energy Efficiency Rating: E

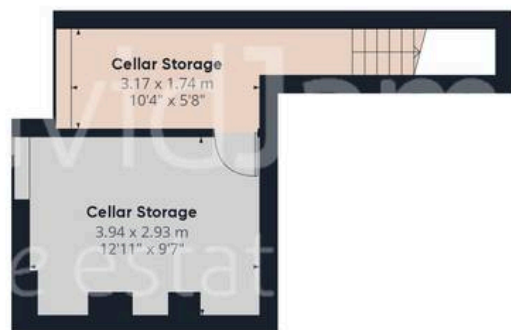
EPC Environmental Impact Rating: E

- Mid-terrace period family home
- Offered to the market with no upward chain
- A blank canvas with huge potential
- Within walking distance of the nearby Nottingham City Centre
- Two bright, spacious and versatile reception rooms
- Fitted kitchen with timber-block work surfaces and integrated cooking appliances
- Cellar providing useful storage space
- Three bedrooms (two first floor and one top floor)
- Large family bathroom with a four-piece suite (including a shower enclosure and freestanding bath)
- Low-maintenance rear yard with useful outbuilding storage









Floor -1



Floor 0



Floor 1



Floor 2

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

119.57 m<sup>2</sup>

1287.06 ft<sup>2</sup>

Reduced headroom

0.93 m<sup>2</sup>

9.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

GIRAFFE360



## 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.