



**115 Tenbury Crescent, Nottingham – NG8 5HU**

Guide Price **£190,000 – £200,000**

**DavidJames**  
the estate agent





## 115 Tenbury Crescent

Nottingham, Nottingham

GUIDE PRICE £190,000-£200,000 Semi-detached family home on a unique large plot with plenty of parking and a generous garden space! Ideally positioned for access to amenities, the Ring Road and M1.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well-presented semi-detached family home
- Situated on a large and unique plot with off-street parking for multiple vehicles
- Ideally positioned for convenient access to the nearby Ring Road and M1
- Fantastic opportunity for a first-time buyer or investor
- Bright and spacious lounge with a feature fireplace
- Modern dining kitchen with a range of integrated appliances and underfloor heating
- Two first floor double bedrooms (main bedroom with fitted and in-built wardrobes)
- Modern shower room with underfloor heating (including a walk-in enclosure with twin-head rainfall shower)
- Gas central heating with a recently replaced boiler
- Generous low-maintenance garden incorporating two useful studio outbuildings and a garage











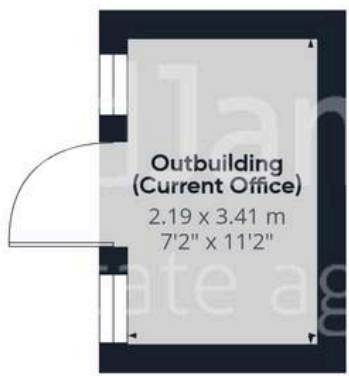




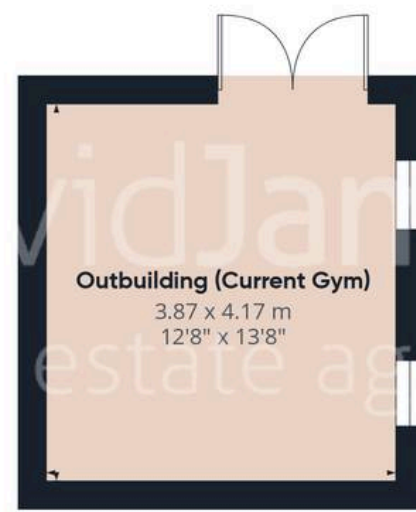
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

**Approximate total area<sup>(1)</sup>**  
83.2 m<sup>2</sup>  
895 ft<sup>2</sup>

(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.





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