



2 Tennyson Avenue, Gedling – NG4 3HJ

Guide Price £425,000

DavidJames
the estate agent



2 Tennyson Avenue

Gedling, Nottingham

Guide Price £425,000 - £450,000. Stunning and extended semi-detached home offering beautifully-presented and versatile family-sized accommodation and a wonderful outbuilding (incorporating a pub!)

Council Tax band: C

Tenure: Freehold

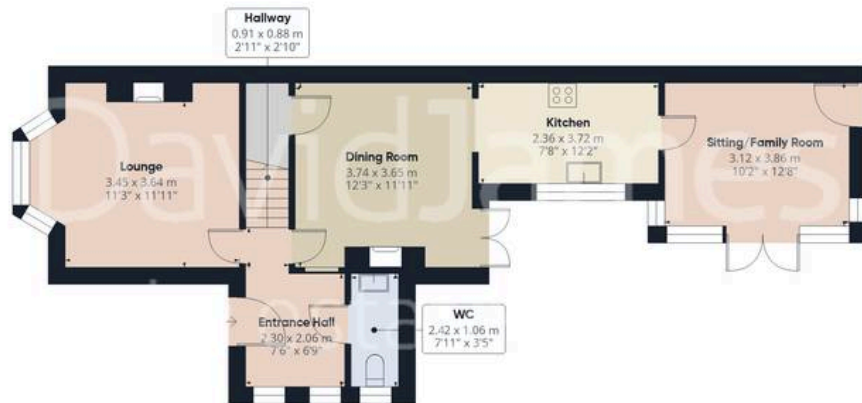
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Stunning and characterful semi-detached family home
- Highly sought after location close to Gedling's local amenities, schools and the picturesque Gedling Country Park
- Beautifully-presented lounge and separate dining room (both with feature fireplaces)
- Superb country-style kitchen with integrated cooking appliances
- Versatile additional sitting/family room with garden views and access
- Four bedrooms (top floor room with an adjoining en-suite WC/laundry area)
- Fantastic 4-piece family bathroom with a period-style bath and separate shower cubicle
- Generous southerly-facing lawned garden with a feature patio seating area
- Outbuilding incorporating a feature pub, workshop, store and versatile gym/hobby/work space
- Gated driveway offering off-street parking for multiple vehicles







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

183.4 m²

1973 ft²

Reduced headroom

6.2 m²

66 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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