



**Tenbury Crescent, Nottingham NG8 5HW**



**welcome to**

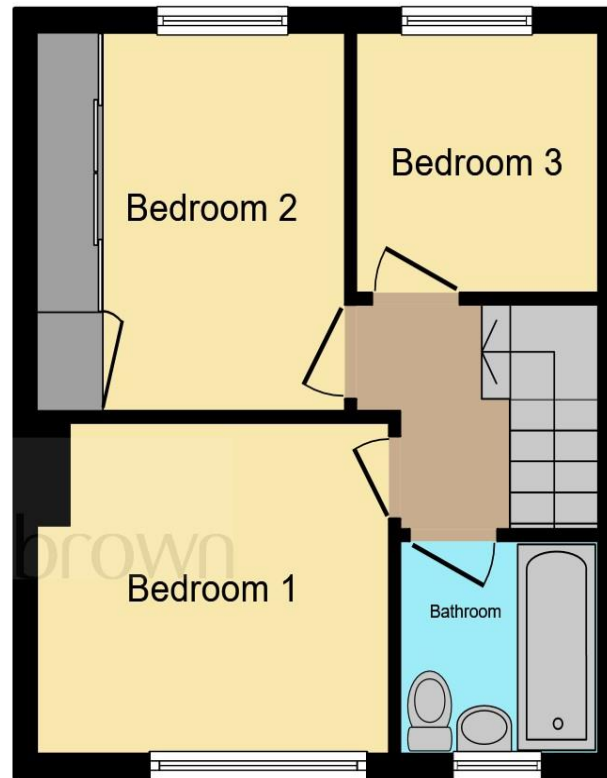
**Tenbury Crescent, Nottingham**

**\*\*IDEAL FOR A RANGE OF BUYERS\*\*** THREE BEDROOM MID-TERRACED property on Tenbury Crescent. OFF-STREET PARKING VIA DRIVEWAY and ENCLOSED REAR GARDEN. DOWNSTAIRS WC and UTILITY SPACE. CLOSE PROXIMITY TO MELBOURNE PARK.





**Ground Floor**



**First Floor**

**Living Room**

13' 1" MAX x 11' 1" MAX ( 3.99m MAX x 3.38m MAX )

**Kitchen**

14' 1" MAX x 8' 4" MAX ( 4.29m MAX x 2.54m MAX )

**Bedroom One**

9' 7" MAX x 10' 4" MAX ( 2.92m MAX x 3.15m MAX )

**Bedroom Two**

7' 2" MAX x 9' 8" MAX ( 2.18m MAX x 2.95m MAX )

**Bedroom Three**

6' 8" MAX x 7' 9" MAX ( 2.03m MAX x 2.36m MAX )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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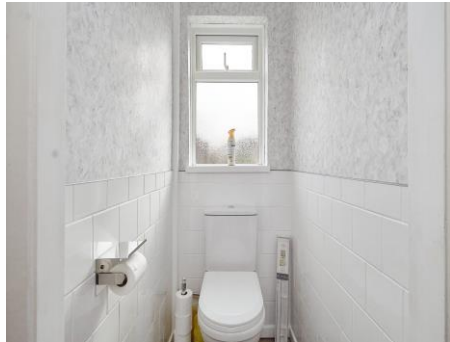
- Council Tax Band: A
- THREE BEDROOMS
- MID-TERRACED PROPERTY
- OFF-STREET PARKING VIA DRIVEWAY
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£180,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS118767](https://www.williamhbrown.co.uk/Property/NVS118767)



Property Ref:  
NVS118767 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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