


# Tennis Drive

Nottingham  
NG7 1AE

Price Guide £475,000



 0115 841 1155



- Popular Tennis Drive location, close to Nottingham City Centre and Nottingham Castle
- Semi-detached home in an elevated position
- Rear entrance accessed via steps
- Fitted kitchen with units and appliances
- Two integral garages
- Near The Park Estate and LTA tennis clubs
- In need of some updating, offering excellent potential
- Semi open-plan lounge/dining room & Sun room with access to a balcony and pleasant outlook
- Four bedrooms to the upper floor & Family bathroom
- Elevated garden area

## Tennis Drive, Nottingham, NG7 1AE

### Key Features

FHP Living are pleased to offer for sale this spacious semi-detached home occupying an elevated position on the popular, tree-lined Tennis Drive, ideally located within easy reach of Nottingham Castle and the City Centre, with its excellent range of shops, bars, restaurants, entertainment options and transport links, including Nottingham train station. The property is also conveniently positioned close to The Park Estate and LTA tennis clubs.

The accommodation is accessed via steps up to the rear entrance, which leads into a semi open-plan lounge and dining area, creating a versatile living space. From here, there is access to a sun room which opens onto a delightful balcony, enjoying a pleasant outlook. The kitchen is accessed from the main living space and is fitted with a range of units and appliances.

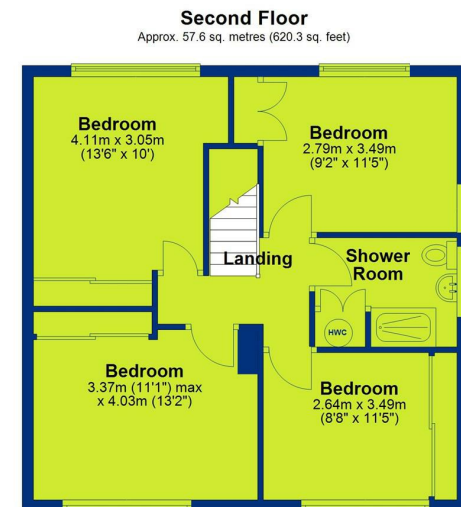
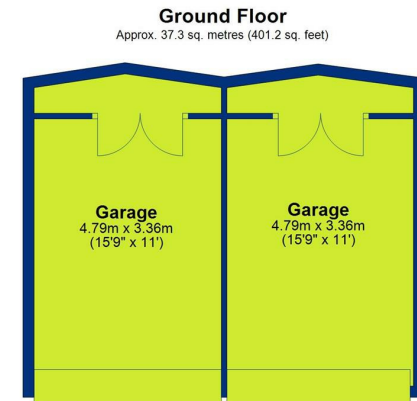
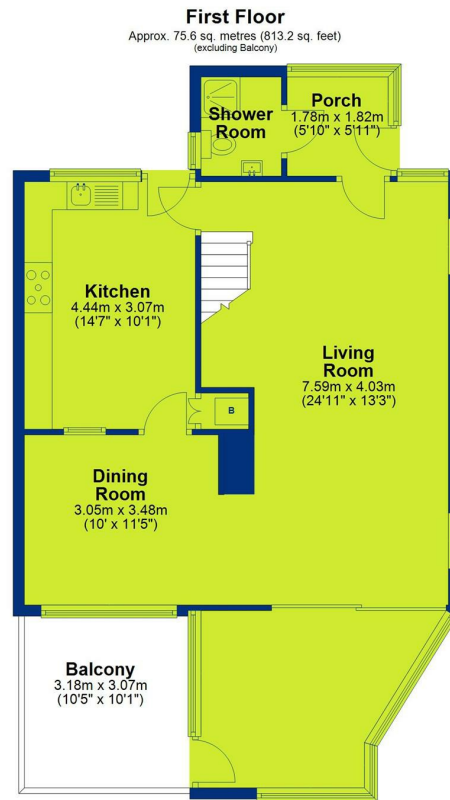
To the upper floor, there are four bedrooms and a family bathroom fitted with a suite.

Outside, the property benefits from two integral garages and steps leading up to a mature, elevated garden area.

The property offers generous accommodation and presents an excellent opportunity for a buyer to update and personalise to their own taste.



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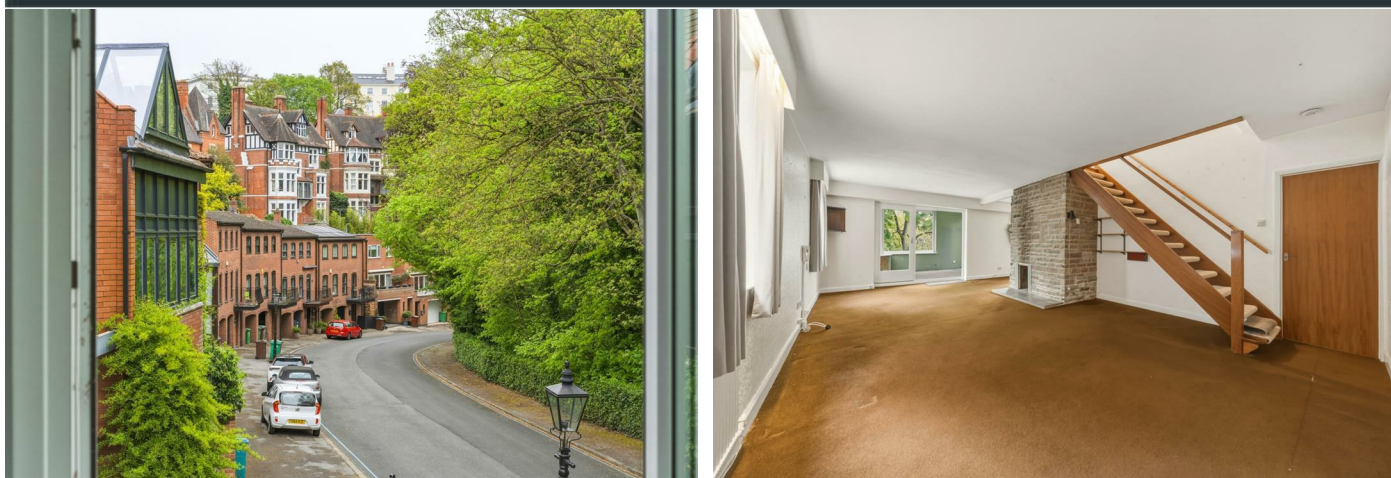


Total area: approx. 170.4 sq. metres (1834.7 sq. feet)



0115 841 1155

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### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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