



Cyprus Drive,  
Beeston, Nottingham  
NG9 2PF

**£250,000 Freehold**



A well proportioned two double bedroom semi-detached house with a detached garage.

Situated in this sought-after and convenient residential location, just a stones throw away from a range of local shops and amenities including transport links, Beeston Town Centre, The Queens Medical Centre and The University of Nottingham, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge and open plan kitchen diner to the ground floor with two double bedrooms and bathroom to the first floor.

To the front of the property there is a low maintenance gated garden and gated side access leads to the generous private and enclosed rear garden.

Offered to the market with the benefit of a light and airy versatile interior, UPVC double glazing and gas central heating throughout and chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door, stairs leading to the first floor and doors to the lounge.

### Lounge

12'11" x 10'3" (3.95m x 3.14m )

A carpeted reception room with UPVC double glazed bay window to the front, radiator, electric fire and doors to the kitchen diner.

### Kitchen Diner

17'8" x 12'8" (5.4m x 3.87m )

With laminate flooring, two radiators, wall and base units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob, three useful storage cupboards, a fourth cupboard housing the boiler and washing machine, UPVC double glazed window to the side and double glazed bi-fold doors to the patio.

### First Floor Landing

UPVC double glazed window to the side and doors to the bathroom and two bedrooms.

### Bedroom One

13'2" x 10'8" (4.03m x 3.27m )

A carpeted double bedroom with built in wardrobes, UPVC double glazed bay window to the front and radiator.

### Bedroom Two

17'8" x 12'8" reducing to 6'9" (5.39m x 3.87m reducing to 2.08m )

A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three piece suite comprising; walk in shower, pedestal wash hand basin, low level WC, tiled splashbacks, laminated flooring, UPVC double glazed window to the side and radiator.

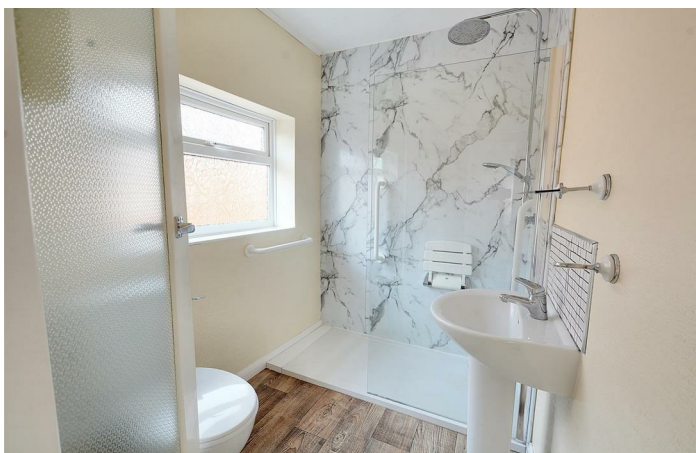
### Outside

To the front of the property there is a low maintenance gated garden which includes a range of mature shrubs with gated side access leading to the generous private and

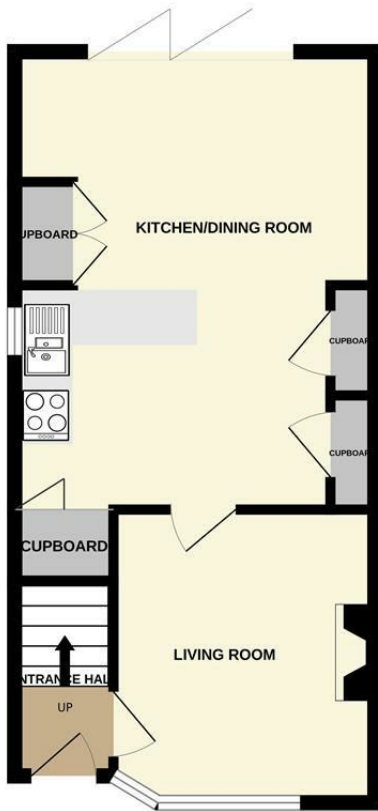
enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders, useful storage shed and fence boundaries.

### Garage

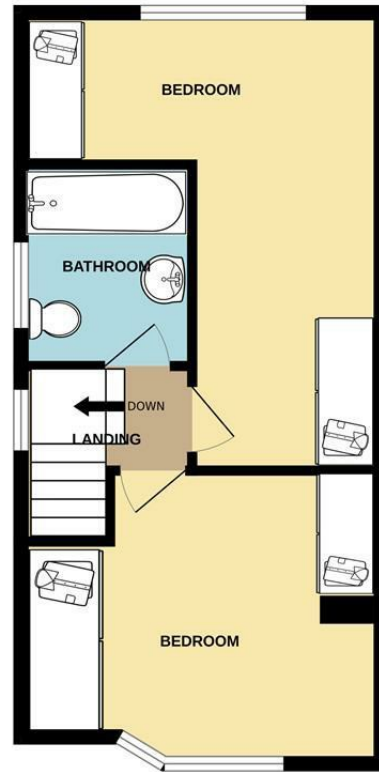
With double garage door to the front and door and window to the side.



GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.

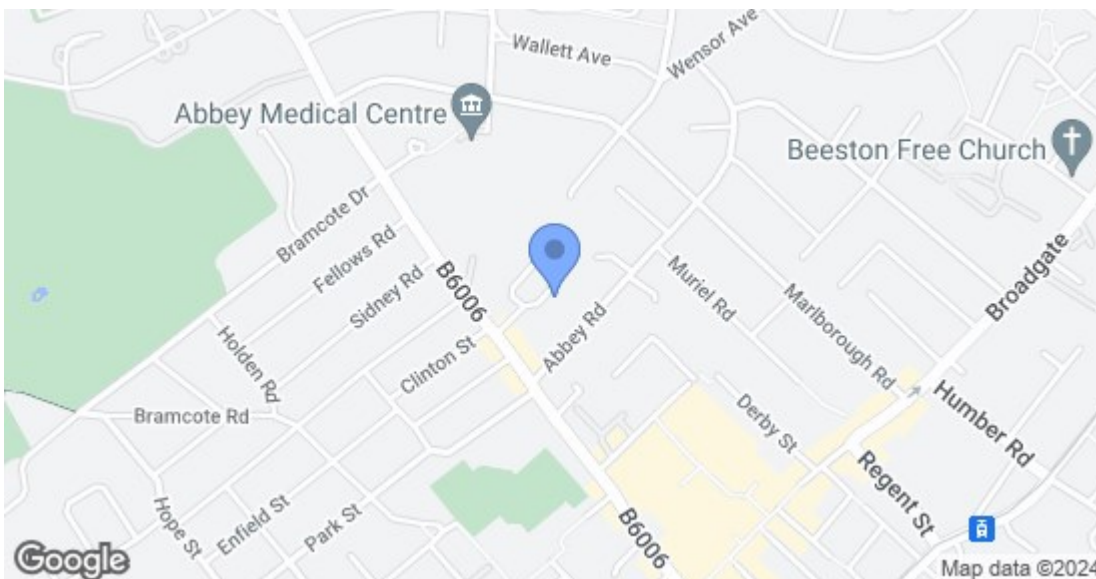


1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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