Robert Ellis

look no further. . .

Cyprus Avenue,
Beeston, Nottingham
NG9 2PG

£270,000 Freehold

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A well proportioned and well presented three bedroom bay fronted semi detached house with a detached garage.

Situated in this sought after and convenient residential location in walking distance of a range of local shops and amenities including; schools, transport links, Beeston Town Centre and the A52 and M1 for further afield.

This fantastic property is considered ideal for a variety of potential purchasers including; first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, dining room and kitchen to the ground floor, with two good sized double bedrooms, a further single bedroom and bathroom to the first floor.

To the front of the property you will find a gravel garden with mature shrubs and gated side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of stocked beds and borders, mature shrubs and gated access to the concrete driveway at the rear.

Coming to the market with the benefit of gas central heating throughout, a versatile living space and chain free vacant possession, an internal viewing comes highly recommended.

Entrance Hall
UPVC double glazed entrance door, stairs leading to the first floor, radiator, wall mounted Ideal combination boiler and doors leading into the dining room and lounge.

Lounge
15'0" x 11'3" (4.58m x 3.45m)
UPVC double glazed bay window to the front, carpet flooring and radiator.

Dining Room
13'3" x 10'2" (4.06m x 3.1m)
UPVC double glazed window to the rear and side, carpet flooring, radiator, useful under stair storage cupboard and door leading into the kitchen.

Kitchen
9'1" x 7'4" (2.79m x 2.25m)
Fitted with a range of modern wall, base and drawer units in white, work surfaces, integrated electric oven and hob with extractor fan over, sink and drainer unit with mixer tap, tiled flooring and splashback, integrated washing machine, dishwasher and fridge freezer, wall mounted radiator, UPVC double glazed window to the rear and door into the lean to.

Lean to
7'10" x 6'8" (2.4m x 2.05m)
UPVC double glazed door and window to the rear and tiled flooring.

First Floor Landing
Stairs rising from the ground floor, loft hatch and doors leading into the bedrooms and bathroom.

Bedroom One
15'0" x 11'4" (4.59m x 3.47m)
UPVC double glazed window to the front, carpet flooring and radiator.

Bedroom Two
17'1" x 8'8" (5.22m x 2.66m)
UPVC double glazed window to the rear, laminate flooring, radiator and UPVC double glazed window to the rear.

Bedroom Three
7'0" x 5'11" (2.15m x 1.82m)
UPVC double glazed window to the rear, laminate flooring and radiator.

Bathroom
Incorporating a three piece comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiling to walls, vinyl flooring, radiator and obscured UPVC double glazed window to the side.

Outside
To the front of the property you will find a gravel garden with mature shrubs and gate side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of stocked beds and borders, mature shrubs and gated access to the concrete driveway at the rear.

Garage
18'0" x 12'0" (5.51m x 3.66m)
Electric up and over door to the front, power and electricity, windows to the rear and side and pedestrian door to the side.

Council Tax Band
Broxtowe Borough Council Band B

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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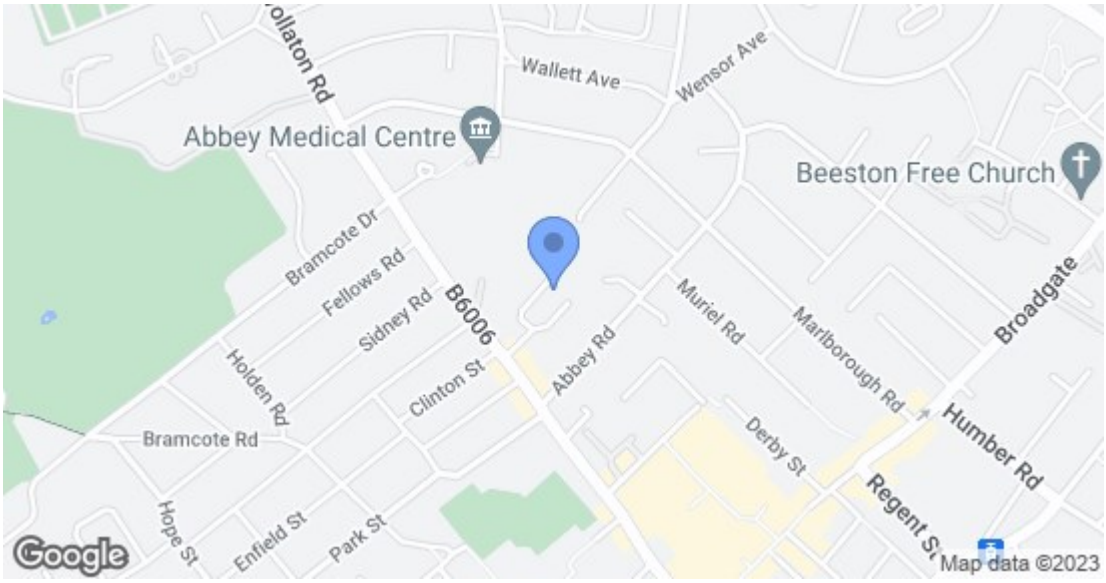

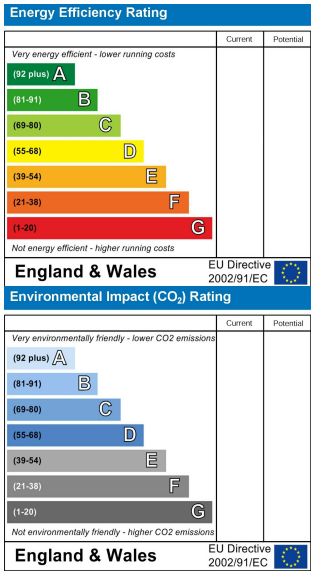

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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