Robert Ellis

look no further. . .

Cyril Avenue
Stapleford, Nottingham NG9 8FQ

A MOCK TUDOR STYLE TWO BEDROOM SEMI DETACHED HOUSE.

Offers Over £180,000 Freehold

0115 949 0044

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS MOCK TUDOR STYLE TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN STAPLEFORD TOWN CENTRE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, living room and dining kitchen. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property is currently rented until January 2023 with the current rental amount of £860 PCM.

The property also benefits from gas fired central heating from combination boiler, double glazing and generous garden space to the rear.

The property is situated in Stapleford town centre and is within walking distance of the shops and services within the high street, as well as excellent nearby transport links and schooling for all ages such as William Lilley, Fairfield and George Spencer.

More information to arrange a viewing, please contact the Stapleford office on (0115) 949 0044.

ENTRANCE HALL
3'8" x 3'0" (1.12 x 0.92)
Double glazed front entrance door, staircase rising to the first floor, laminate flooring, door to lounge.

LOUNGE
11'10" x 11'5" (3.62 x 3.50)
Inset contemporary gas fire and surround, laminate flooring, double glazed window to front (with fitted blinds), additional double glazed window to the side, coving, media points.

DINING KITCHEN
14'10" x 12'3" (4.54 x 3.75)
The kitchen is equipped with a modern fitted range of wall, base and drawer units with granite style work surfacing and inset 1 and a half bowl sink unit with single drainer and mixer tap. Built-in eye level electric oven and counter level gas 5 ring hob. Plumbing for washing machine, space for full height fridge/freezer, wall mounted gas fired combination boiler (for central heating and hot water purposes), radiator, laminate flooring, double glazed window and door to the rear, tiled splashbacks, spotlights and coving.

FIRST FLOOR LANDING
Spotlights, doors to both bedrooms and bathroom. Loft access point.

BEDROOOM ONE
15'0" max reducing to 11'9" x 11'6" (4.58 max reducing to 3.60 x 3.52)
Radiator, double glazed Georgian style window to the front, laminate flooring, coving and spotlights.

BEDROOM TWO
12'5" x 8'1" (3.79 x 2.47)
Radiator, double glazed window to the rear, laminate flooring, coving and spotlights.

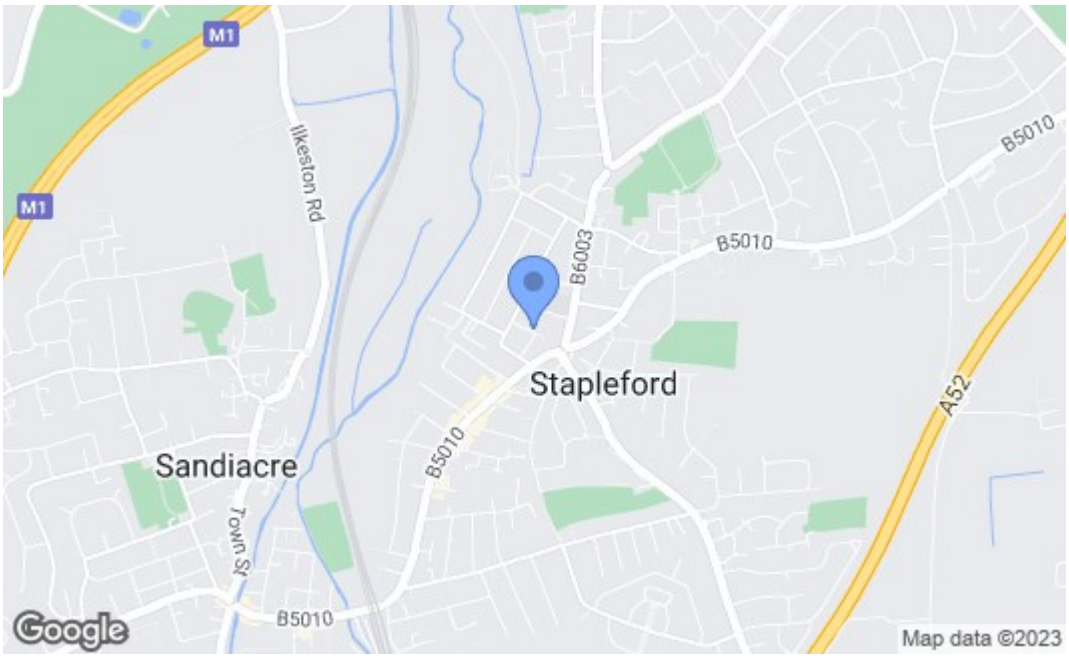
BATHROOM
9'0" x 6'4" (2.74 x 1.94)
Three piece suite comprising wall mounted wash hand basin with mixer tap, push flush WC and shower cubicle with mains shower. Chrome heated ladder towel radiator, spotlights, double glazed window to the rear, mirror fronted bathroom cabinet and tiling to the walls, and extractor fan.

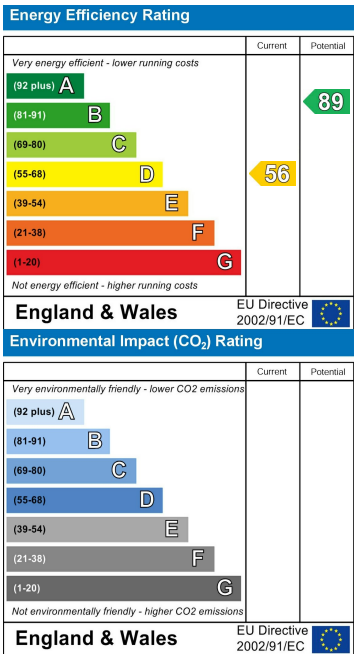
OUTSIDE
Small walled in front garden, pathway to front entrance door and pedestrian access to the left hand side of the property to the rear garden. The rear garden is mainly lawned with a rear decking area enclosed by timber fencing with gated side access leading back around to the front.

DIRECTIONAL NOTE
From our Stapleford Branch proceed in the direction of Sandiacre, turning immediately right onto Warren Avenue. Turn right onto Cyril Avenue, where the property can be found just after the bend on the right hand side identified by our For Sale board.

Ref: 7800NH

PERMIT PARKING
The road is permit parking and permits can be applied for via Broxtowe Borough Council.





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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