



Cyril Avenue  
Stapleford, Nottingham NG9 8FQ

A FOUR BEDROOM VICTORIAN SEMI  
DETACHED HOUSE.

**£185,000 Freehold**



A surprisingly spacious four bedroom Victorian semi detached house.

This period property situated on a corner position with the benefit of off-street parking and conveniently situated within walking distance of Stapleford town centre offering a variety of shops and amenities. Public transport is also within walking distance and the area is also noted for great schools for all ages.

The property comes to the market with immediate vacant possession, benefitting from gas fired central heating served from a combination boiler and double glazing. The property requires some modernisation and improvement offering great potential for owner occupiers and property investors.

The accommodation comprises entrance porch, hallway, through lounge/diner, kitchen and rear lobby giving access to the ground floor bathroom. To the first floor the landing provides access currently to four bedrooms and shower room/WC.



#### ENTRANCE PORCH

Double glazed front entrance door, a further double glazed door leading to hallway.

#### HALLWAY

Radiator, stairs to the first floor and door to through lounge/diner.

#### THROUGH LOUNGE/DINER

29'0" x 12'2" (8.86 x 3.73)

Originally two rooms and now opened to make a large, light and spacious reception room. Three radiators, double glazed bay window to the front and double glazed window to the rear. Door to kitchen.

#### KITCHEN

13'1" x 9'0" (4.01 x 2.75)

Wall and base units with work surfacing and inset stainless steel sink unit with single drainer, gas cooker point, plumbing for washing machine and dishwasher. Radiator, understairs store cupboard, double glazed window to the side and door to rear lobby.

#### REAR LOBBY

Double glazed door to rear garden and door to bathroom.

#### BATHROOM

Three piece suite comprising wash hand basin, low flush WC and bath. Radiator and double glazed window.

#### FIRST FLOOR LANDING

Doors to bedrooms and shower room.

#### BEDROOM ONE

12'10" x 9'7" (3.92 x 2.94)

Radiator, double glazed window to side and rear.

#### BEDROOM TWO

8'10" x 9'2" (2.7 x 2.80)

Wall mounted Logic gas combination boiler (for central heating and hot water), radiator, double glazed window to the rear.

#### BEDROOMS THREE & FOUR

Originally one large master bedroom but has now been sub-divided to create two rooms.

#### BEDROOM THREE

12'6" x 8'7" (3.83 x 2.62)

Radiator, double glazed windows to the front and side.

#### BEDROOM FOUR

9'1" x 6'11" (2.78 x 2.13)

Radiator, double glazed window to the front.

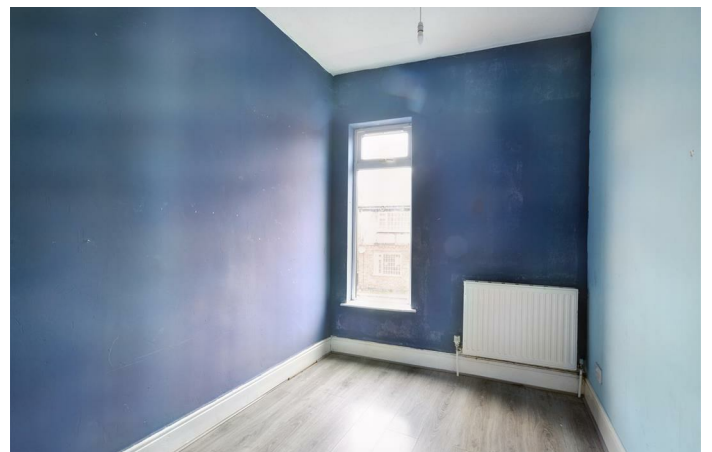
#### OUTSIDE

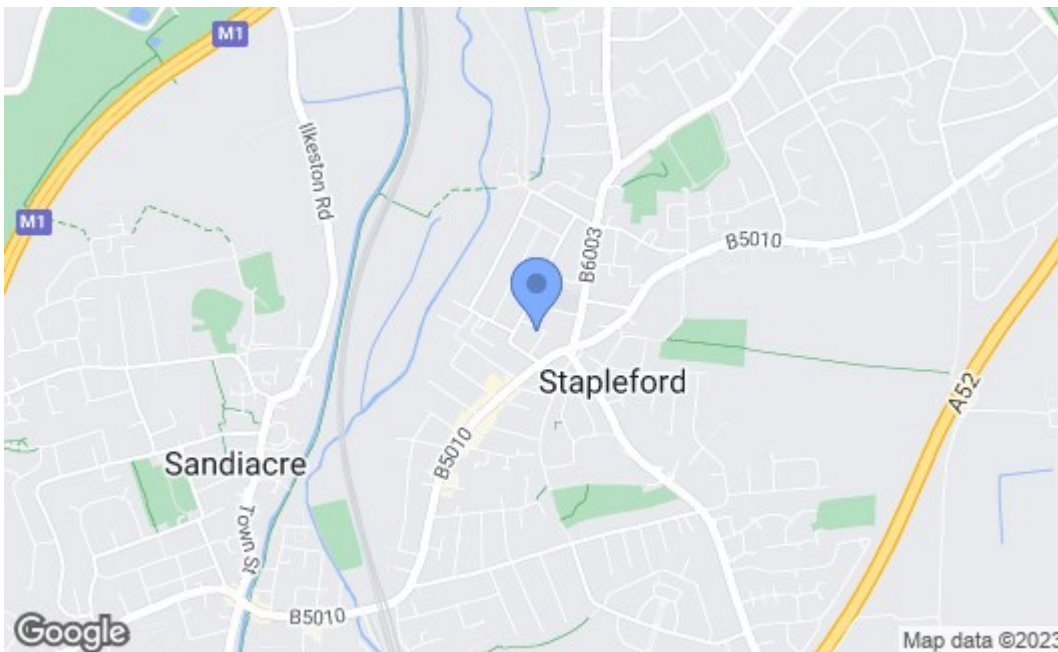
The property is situated on a corner position with small walled in frontage. To the rear there is a fenced and enclosed yard and garden. Beyond this is a partially enclosed courtyard which provides for off-street parking.

#### DIRECTIONS

From our Stapleford Branch on Derby Road, turn right just after the branch onto Warren Avenue and right again onto Cyril Avenue. The property can be found on the left hand side on the corner.

Ref: 7935PS





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 83        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 64                      |           |
| (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 |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | 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 |           |

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.