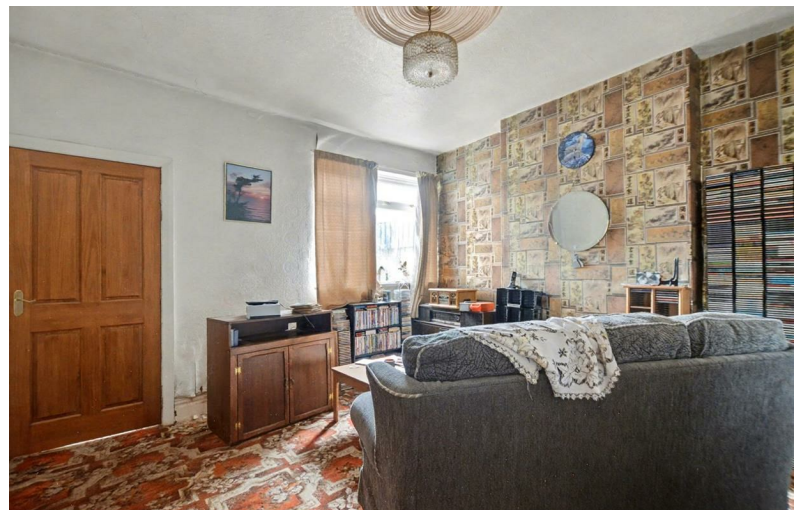


Robert Ellis

look no further...



Cyril Avenue
Stapleford, Nottingham NG9 8FQ

£150,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE.

0115 949 0044



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A surprisingly spacious three bedroom Victorian semi detached house.

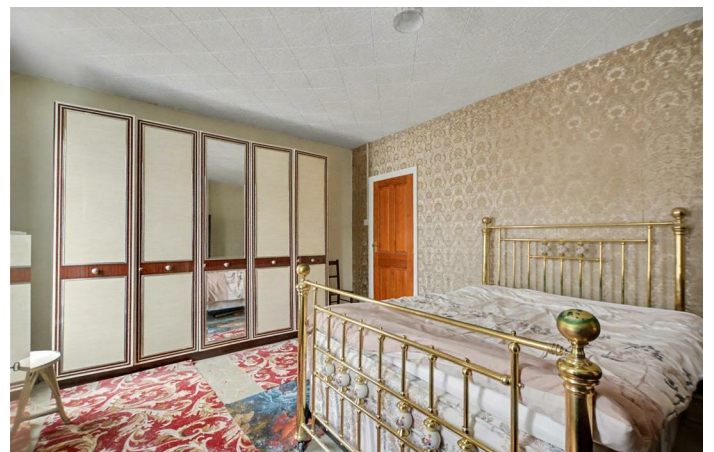
This property comes to the market with NO CHAIN and requires some modernisation and improvement, offering fantastic potential for a variety of buyers to make into a generous family home.

The accommodation comprises entrance hall, lounge, separate dining room and kitchen to the ground floor. The first floor landing provides access to three bedrooms and shower room/WC.

The property is situated on a small residential street a stone's throw from the town centre of Stapleford which offers a good variety of shops and amenities, and a regular bus service linking Nottingham and Derby. There are also good schools for all ages within easy reach.

The property enjoys a particularly good size rear garden, although somewhat overgrown and has views over a local church spire.

We believe this property offers fantastic potential and ideal for property investors, as well as enthusiastic and skilled DIYers.



ENTRANCE PORCH

Double glazed front entrance door. Door leading to hallway.

HALLWAY

Doors to lounge and dining room.

LOUNGE

14'9" x 12'0" (4.52 x 3.67)

Double glazed bay window to the front.

DINING ROOM

13'0" x 11'8" (3.97 x 3.58)

Double glazed window to the rear. Door to kitchen.

KITCHEN

17'4" x 9'6" (5.3 x 2.92)

Stainless steel sink unit with single drainer and cupboard under, further wall and base cupboards with work surfacing. Understairs store cupboard, double glazed window and door to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and shower room.

BEDROOM ONE

16'6" x 12'0" (5.03 x 3.67)

Double glazed windows to the front.

BEDROOM TWO

12'11" x 10'7" (3.94 x 3.23)

Double glazed window to the rear.

BEDROOM THREE

11'1" x 9'6" (3.38 x 2.92)

Double glazed window to the rear.

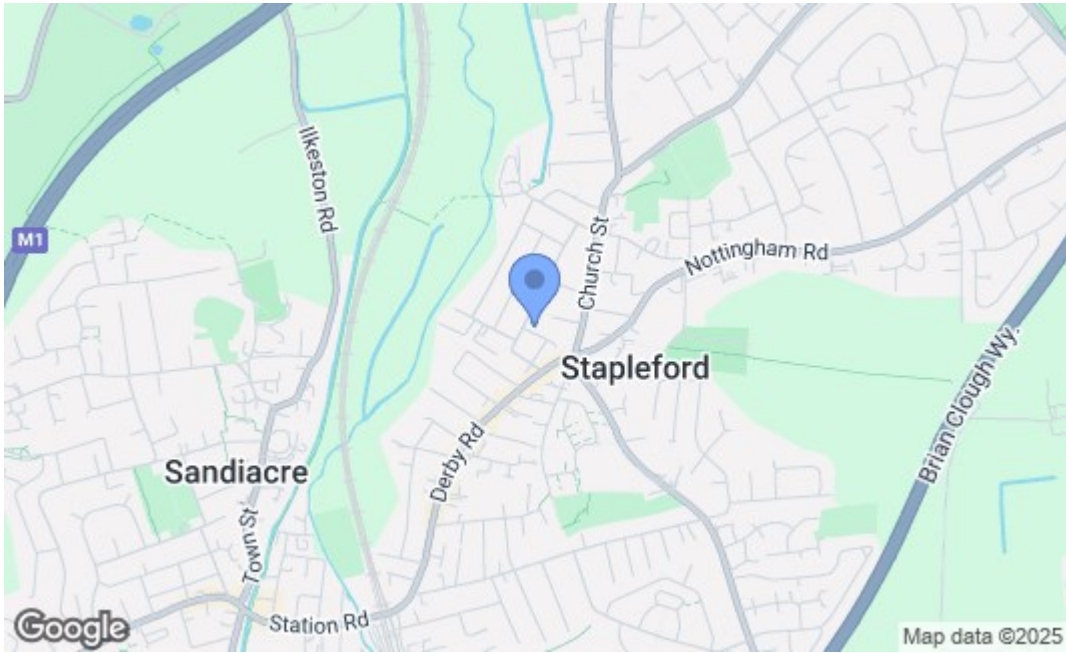
SHOWER ROOM

A three piece suite comprising wash hand basin, low flush WC and shower cubicle. Double glazed window.

OUTSIDE

A walled-in front garden with pedestrian gate and path leading to the front door. A pathway runs along the side of the property with further gate leading to the rear garden. The rear garden is overgrown but is of a generous size and has a brick outbuilding.





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		
(21-38) F		
(1-20) G	6	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.