



Cyprus Avenue,  
Beeston, Nottingham  
NG9 2PG

**£300,000 Freehold**





A spacious traditional bay fronted three bedroom semi-detached house.

Situated in this sought-after and convenient residential location within walking distance of a variety of local shops and amenities including schools, transport links, Beeston Town Centre, The University of Nottingham and the Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range 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 family bathroom to the first floor.

Outside to the front of the property there is newly blocked paved area with gated side access that leads to the private and enclosed rear garden.

Having been updated by the current vendor, however, offering fantastic potential to extend, convert the loft space or reconfigure to suit the incoming purchasers personal needs and requirements, this amazing property truly must be viewed in order to be fully appreciated.





### Entrance Hall

UPVC double glazed entrance door with flanking windows, vinyl flooring, stairs to the first floor, radiator, UPVC double glazed window to the side, useful under stair storage space and doors to the kitchen, dining room and lounge.

### Pantry

A spacious storage cupboard with a window to the side.

### Lounge

11'11" x 10'5" (3.65m x 3.18m )

UPVC double glazed bay window to the front, carpet flooring, radiator, electric fireplace with Adam-styled mantle.

### Dining Room

13'1" x 10'7" (4.00m x 3.23m )

UPVC double glazed French doors with flanking windows to the rear garden, vinyl flooring and radiator.

### Kitchen

8'5" x 7'1" (2.59m x 2.17m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, space for a fridge freezer, radiator and UPVC double glazed window to the rear and side.

### First Floor Landing

UPVC double glazed window to the side, loft hatch with drop down ladder leading to the boarded loft space.

### Bedroom One

11'9" x 10'7" (3.6m x 3.24m )

UPVC double glazed bay window to the front, carpet flooring, fitted wardrobes and radiator.

### Bedroom Two

11'9" x 10'7" (3.59m x 3.24m )

UPVC double glazed window to the rear, carpet flooring and radiator.

### Bedroom Three

8'3" x 7'3" (2.54m x 2.23m )

UPVC double glazed window to the front and radiator.

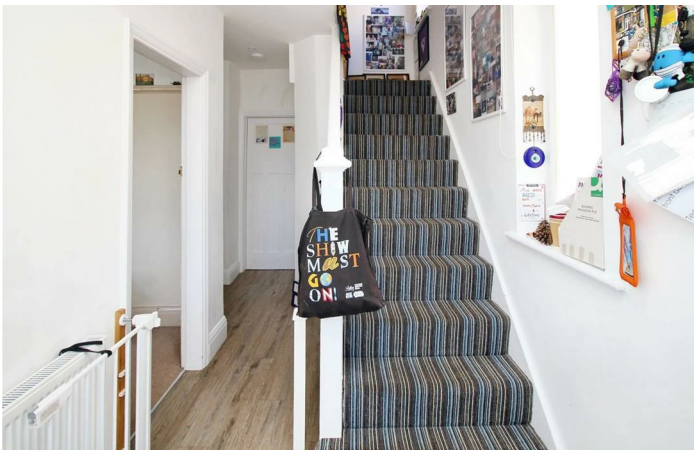
### Bathroom

8'2" x 7'1" (2.51m x 2.18m )

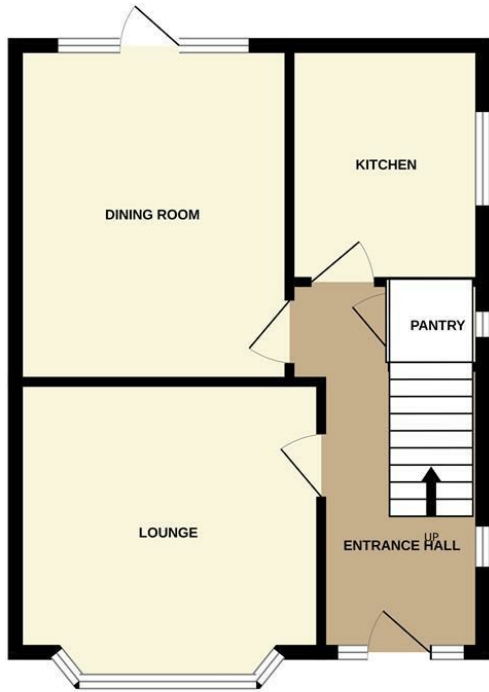
Incorporating a three piece suite comprising; a panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, laminate flooring, UPVC double glazed window to the rear and side, heated towel rail and built in storage cupboard.

### Outside

To the front of the property there is a low maintenance new block paved frontage with gated side access leading to the private and enclosed rear garden which includes, decking overlooking the lawn beyond, gravelled borders and fence boundaries.



GROUND FLOOR

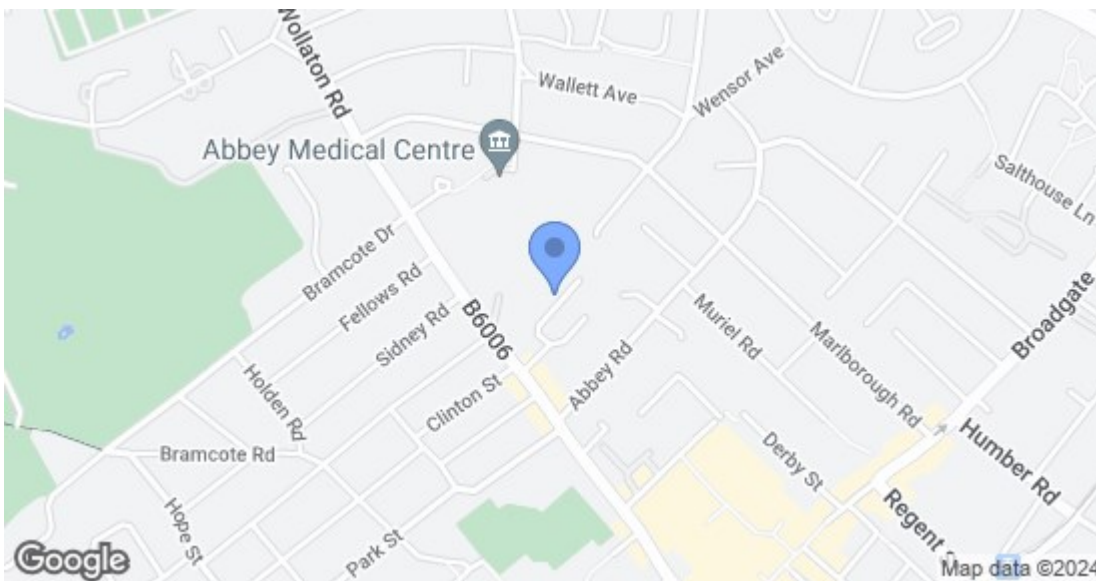


1ST FLOOR



13 CYPRUS AVENUE, BEESTON, NOTTINGHAM NG92PG

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	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
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	88
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