



**Cyril Avenue**  
**Stapleford, Nottingham NG9 8FQ**

A BAY FRONTED THREE DOUBLE  
BEDROOM MID TOWN HOUSE SITUATED  
IN CENTRAL STAPLEFORD.

**£175,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED BAY FRONTED THREE DOUBLE BEDROOM MID TOWN HOUSE SITUATED ONLY A SHORT WALK AWAY FROM STAPLEFORD TOWN CENTRE.

With benefits such as gas central heating from a combination boiler, double glazing and generous enclosed rear garden, the property would make a fantastic first time buy or young family home.

The accommodation is split over two floors comprises a bay fronted living room, central dining kitchen, rear lobby and bathroom to the ground floor floor. The first floor landing then provides access to three good sized double bedrooms.

Situated only a stone's throw away from Stapleford town centre where a variety of both national and independent retailers and shopping facilities can be found. There is also easy access to excellent nearby schooling for all ages.

For those needing to commute, there is easy access to the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

There is easy access to a vast array of nearby outdoor space and walks such as Hickings Lane recreation ground and the Erewash Canal footpath.

We highly recommend an internal viewing



## LOUNGE

14'11" x 12'7" (4.56 x 3.84)

Double glazed uPVC Georgian-style bay window to the front, uPVC panel and double glazed front entrance door, radiator, TV and telephone points, decorative coving, oak-effect laminate flooring, meter cupboard box. Door to inner lobby. Door to half cellar with shelving and a light. Oak-effect laminate flooring, opening through to the dining kitchen.

## DINING KITCHEN

12'11" x 12'7" (3.96 x 3.84)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, space for cooker with extractor canopy over, plumbing for washing machine, space for full height fridge/freezer, ample space for dining table and chairs. Opening to the staircase lobby with stairs rising to the first floor. Radiator, oak-effect laminate flooring, double glazed window to the rear (with fitted roller blind). Opening through to the rear lobby.

## REAR LOBBY

uPVC panel and double glazed door to outside, tiled floor, useful storage cupboard with shelving. Door to bathroom.

## BATHROOM

7'4" x 5'0" (2.25 x 1.54)

Three piece suite comprising panel bath with mixer tap, handheld shower attachment and additional mains shower, wash hand basin, push flush WC. Fully tiled walls and floor, chrome ladder towel radiator, double glazed window to the side (with fitted roller blind).

## FIRST FLOOR LANDING

Doors to all three bedrooms, telephone point, radiator.

## BEDROOM ONE

12'8" x 12'7" (3.88 x 3.85)

Georgian-style double glazed window to the front (with fitted roller blind), radiator, dado rail.

## BEDROOM TWO

13'0" x 9'6" (3.97 x 2.92)

Double glazed window to the rear overlooking the rear garden, radiator, fitted storage cupboard with shelving, coat pegs and loft access point to a partially boarded and insulated loft space.

## BEDROOM THREE

13'3" x 7'6" (4.06 x 2.30)

Double glazed window to the rear (with fitted roller blind), radiator.

## OUTSIDE

To the front of the property there is a front garden with wrought-iron entrance gate, pathway leading to the front entrance door.

## TO THE REAR

The rear garden is generously sized, enjoying a sunny aspect, enclosed by timber fencing and concrete gravel boards to the boundary line. There is a good sized paved patio seating area (ideal for entertaining), with matching pathway leading down to the foot of the plot. There is a gravel section and planted borders housing a variety of bushes and shrubbery. To the foot of the plot there is a rear access gate leading onto Frederick Road. In the garden there is an external lighting point and water tap. The boiler house contains the gas fired combination boiler (for central heating and hot water purposes).

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and take a right hand turn onto Cyril Avenue, following the one-way system and the property can be found on the left hand side.

## PERMIT PARKING

Cyril Avenue is a Permit Parking street and the owner/occupier can apply for a parking space and visitor space at a cost of £40 per annum through Broxtowe Borough Council. These are renewed on an annual basis.

## COUNCIL TAX

Broxtowe Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Phone Signal - Good

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Low Risk, Surface Water - Very Low Risk

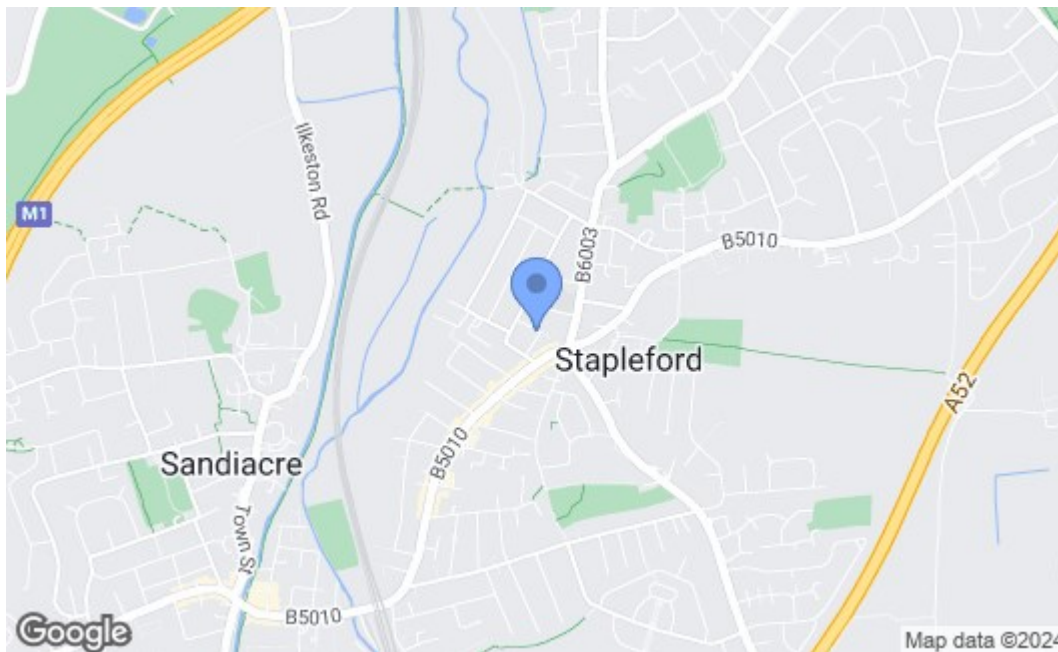
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(69-80) C			
(55-68) D			
(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>			
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.