



Cyprus Avenue,
Beeston, Nottingham
NG9 2PG

£310,000 Freehold



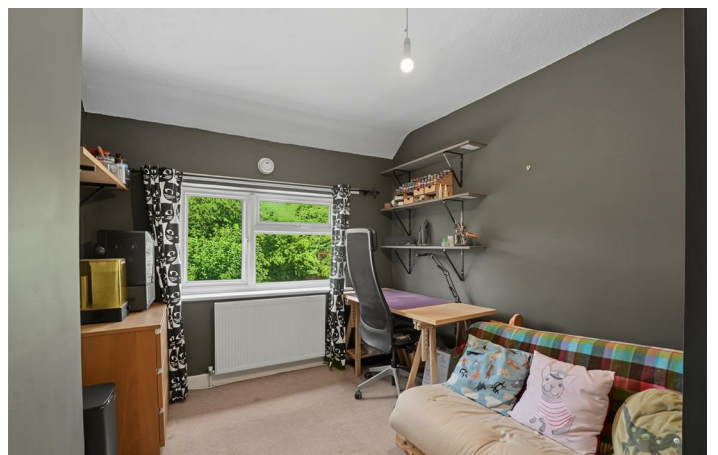
A well presented, traditional three bedroom semi detached house in a sought after and central Beeston location.

Having been well maintained by the current vendors, this excellent house with an open plan kitchen diner to the rear and modern fixtures and fittings throughout, it is likely appeal to a variety of potential purchasers, but is considered ideal for a family.

In brief the ready to move into internal accommodation comprises of an entrance porch, hallway, w.c., open plan kitchen diner and sitting room. Rising to the first floor are three good size bedrooms and bathroom.

Outside, the front garden is a fenced boundary and is predominantly paved, with a small inset planting bed and to the rear the property has a a primarily lawned garden with patio and borders.

Tucked away in a small cul-de-sac on the edge of Beeston town centre, conveniently situated for access to local schools, excellent transport links, Beeston town centre, the QMC and Nottingham University, this excellent property is well worthy of viewing.



Porch

A UPVC double glazed front entrance door leads to porch with laminate flooring and UPVC double glazed window. A second UPVC double glazed door leads to hallway.

Entrance Hall

With UPVC double glazed window to the side, laminate flooring and useful under-stairs cupboard.

Cloaks/w.c.

Pedestal wash hand basin with tiled splashback, W.C., UPVC double glazed window and radiator.

Sitting Room

14'6 x 12'5 approx (4.42m x 3.78m approx)
UPVC double glazed window and radiator.

Kitchen Diner

18'8 x 11'10 approx (5.69m x 3.61m approx)
With a range of good quality modern fitted wall, drawer and base units, work surfacing with breakfast bar and tiled splashback, inset electric hob, electric oven below and air filter above, one and a half bowl sink with mixer tap, integrated dishwasher, space for washing machine, further appliance space, inset ceiling spotlights, two radiators, laminate flooring, UPVC double glazed window and patio doors leading to the rear garden.

First Floor Landing

UPVC double glazed window and loft hatch with retractable wooden ladder.

Bedroom 1

14'11 x 12'6 to 8'7 approx (4.55m x 3.81m to 2.62m approx)
UPVC double glazed window, fitted wardrobes and radiator.

Bedroom 2

11'11 x 9' max overall (3.63m x 2.74m max overall)
UPVC double glazed window and radiator.

Bedroom 3

9'3 x 8'9 approx (2.82m x 2.67m approx)
UPVC double glazed window and radiator.

Bathroom

Incorporating a white three piece suite comprising W.C., inset wash hand basin, bath with Triton shower over, part tiled walls, wall mounted heated towel rail, inset ceiling spotlights, extractor fan and Velux window.

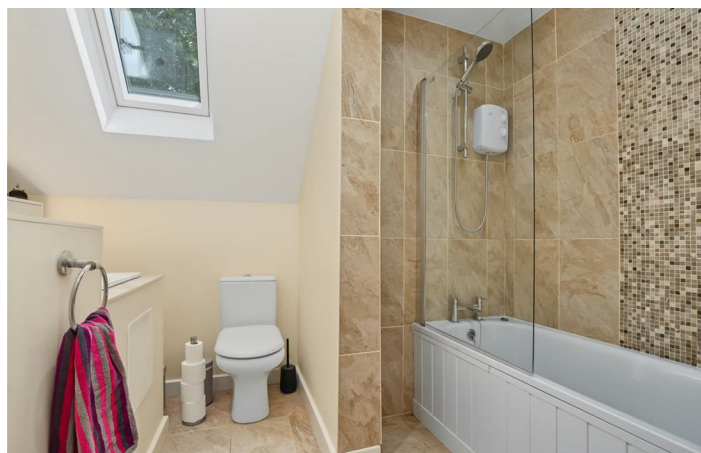
Outside

The front garden is a fenced boundary and is predominantly paved, with a small inset planting bed.

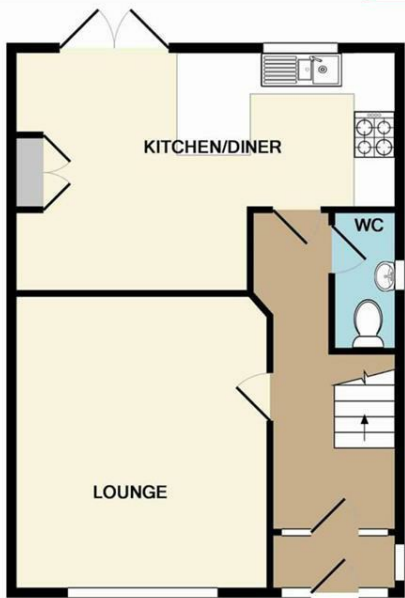
To the rear there is an enclosed and landscaped garden with patio, bike shed, lawn, well stocked beds and borders with shrubs and trees. Beyond the rear garden the property backs onto allotments.

Directions

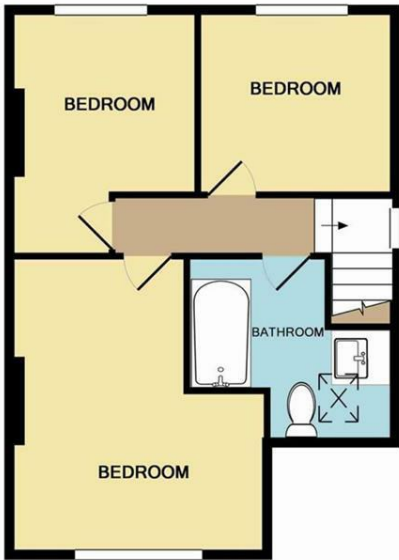
Leave Beeston on Wollaton Road and turn Right onto Cyprus Avenue. Proceed along Cyprus Avenue where the property can be found on the left.



Robert Ellis
ESTATE AGENTS



GROUND FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

CYPRUS AVENUE, BEESTON
TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		82
(81-91) B		
(69-80) C	69	
(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 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		

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