



Cyril Avenue, Nottingham, NG8 5BA
£195,000 Freehold


MARTIN&CO

Cyril Avenue, Bobbers Mill

3 Bedrooms, 1 Bathroom

£195,000

- Off Road Parking
- EPC C
- Enclosed Garden
- Modern Kitchen & Bathroom
- Conservatory
- Close to Local Amenities
- No Chain

A well presented three bedroom property located in the popular residential area of Bobbers Mill, Nottingham. The home offers well proportioned accommodation throughout, complemented by off-road parking to the front. Internally, the property features a bright living space, a modern kitchen, and a conservatory providing additional accommodation overlooking the enclosed rear garden. To the first floor are three bedrooms, two doubles and one single. And also a

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



family bathroom. Externally, the property benefits from an enclosed rear garden. Conveniently situated close to local amenities, schools, and transport links, this property would make an ideal purchase for first-time buyers, families, or investors alike.

HALLWAY 5' 9" x 4' 3" (1.75m x 1.3m) Accessed via an external uPVC door with carpeted flooring, doorway to garage, stairs rising to the first floor and ceiling light.

KITCHEN 10' 1" x 5' 11" (3.07m x 1.8m) With a range of high and low level units with a rolled edge worktop over incorporating breakfast bar seating and a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over and stainless steel backsplash, vinyl flooring covering, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

LOUNGE/DINER 14' 1" x 13' 11" (4.29m x 4.24m) With fitted carpet, fireplace with surround, wall mounted radiator, uPVC double glazed sliding patio doors to the

rear garden and ceiling light.

CONSERVATORY 11' 2" x 9' 3" (3.4m x 2.82m) With triple aspect uPVC double glazed windows and French Doors leading to the rear garden, vinyl floor covering, wall mounted radiator and two wall lights.

LANDING With fitted carpet, storage cupboard, loft hatch and ceiling light.

MASTER BEDROOM 13' 3" x 8' 4" (4.04m x 2.54m) With fitted carpet, uPVC double glazed window to the front elevation, storage cupboard, wall mounted radiator and ceiling light.

BEDROOM TWO 10' 10" x 7' 1" (3.3m x 2.16m) With fitted carpet, uPVC double glazed window to the rear elevation, storage cupboard, wall mounted radiator and ceiling light.

BEDROOM THREE 6' 7" x 6' 4" (2.01m x 1.93m) With fitted carpet, uPVC double glazed window to the front

elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the front elevation and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden which is mainly laid to lawn with a range of mature shrubs and trees and a fence and hedge boundary. To the front is a double width driveway providing off road parking for two vehicles and leading to the integral single garage with up and over door, power and lighting.









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