



**Cyril Avenue
, Nottingham NG8 5BA**

£195,000 Freehold

A WELL PRESENTED THREE BEDROOM
SEMI DETACHED HOME FOR SALE !

0115 648 5485



/robertellisestateagent



@robertellisea



Robert Ellis Estate Agents are delighted to offer for sale this exceptionally well-presented and versatile property, offering a fantastic opportunity for buyers seeking a modern, low-maintenance home with strong long-term appeal.

Inside, the ground floor provides a bright and welcoming living space. The lounge is neutrally decorated and features a tasteful fireplace, creating a cosy yet versatile environment. Sliding doors open into the conservatory, extending the living area and offering an ideal space for dining, relaxing, or a home office, with full glazing and garden access allowing plenty of natural light and seamless indoor-outdoor flow.

The kitchen is both practical and stylish, fitted with modern units, ample work surfaces, an integrated oven and hob, and a breakfast bar for casual dining. The layout is functional, making it perfect for everyday use.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal room filled with natural light. The additional bedrooms offer flexibility for children, guests, or a home workspace. A contemporary family bathroom completes the first-floor accommodation, featuring a clean, modern suite and attractive tiling.

Externally, the rear garden is private, low-maintenance, and designed for easy enjoyment, with a lawn and patio seating area. To the front, the property benefits from generous off-road parking and a garage, providing secure storage or potential additional utility space.

With its modern interior, adaptable layout, and excellent long-term prospects—including an EPC valid until March 2035—this property represents a superb opportunity for buyers seeking a stylish, hassle-free home or a reliable investment.



Entrance Hallway

Entrance door to the side elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, doors leading off to:

Kitchen

9'75 x 5'43 approx (2.74m x 1.52m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, vinyl splashbacks, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, electric oven with four ring gas hob over and extractor hood above, combination boiler (4 years old), vinyl flooring.

Garage

7'48 x 17'14 approx (2.13m x 5.18m approx)

Light and power, up and over door to the front elevation, access door into the hallway.

Lounge

13'76 x 14'21 approx (3.96m x 4.27m approx)

Wall mounted radiator, UPVC double glazed sliding door leading through to the conservatory, carpeted flooring, fireplace with tiled hearth and wooden surround.

Conservatory

11'98 x 9'63 approx (3.35m x 2.74m approx)

UPVC double glazed windows surrounding, UPVC double glazed door leading out to the rear garden, vinyl flooring, wall mounted radiator, power and lighting.

First Floor Landing

Carpeted flooring, access to the loft, built-in storage cupboard.

Bedroom One

7'97 x 12'81 approx (2.13m x 3.66m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage, carpeted flooring.

Bathroom

7'51 x 5'11 approx (2.13m x 1.80m approx)

Vinyl flooring, vinyl tiles, UPVC double glazed window to the front elevation, bath with mixer tap and shower

attachment, electric shower and mains fed shower over, WC, handwash basin with mixer tap, wall mounted radiator.

Bedroom Two

10'57 x 9'52 approx (3.05m x 2.74m approx)

Built-in storage, UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three

6'25 x 6' approx (1.83m x 1.83m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking for two vehicles, on road permit parking, access to the garage, side access to the rear of the property.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, lawned area, hedging and fencing to the boundaries, side access to the front of the property.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

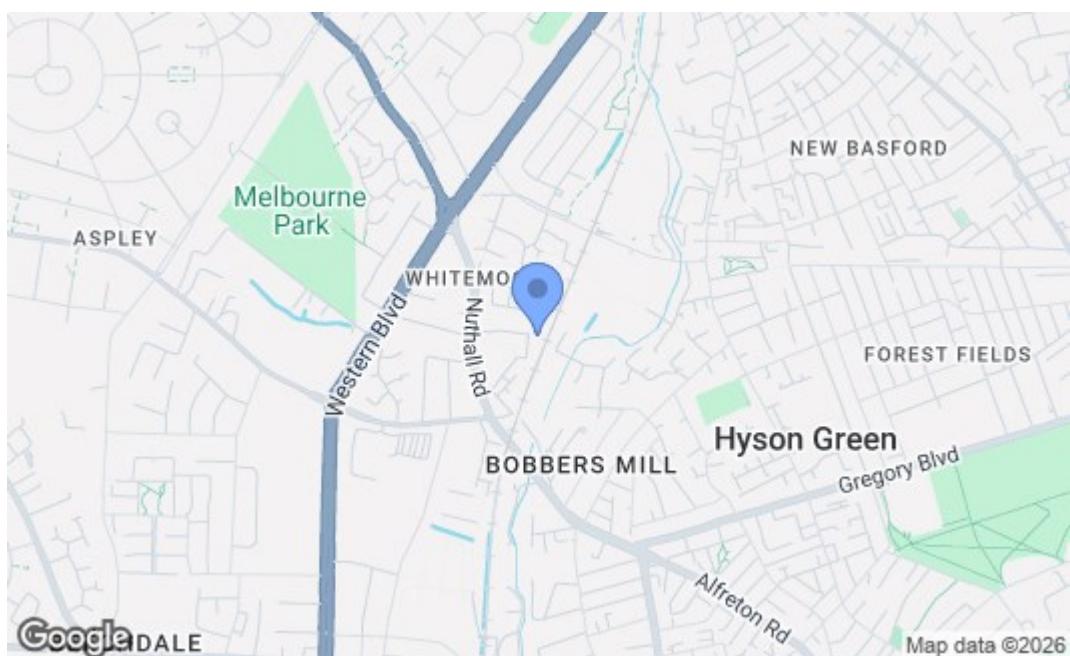
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



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

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.