



Three-bedroom Semi-Detached House located in Beeston.

Offers Over
£325,000

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40 Cyprus Avenue Beeston Nottingham NG9 2PG



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A traditional three-bedroom semi-detached property in the heart of Beeston. Benefiting from off street parking and a detached garage. Offered to the market with no upward chain and vacant possession.

Accommodation briefly comprises of spacious entrance hallway leading to all ground floor rooms. A dual aspect, open plan living and dining space allowing plenty of natural light and versatile living space. A well-maintained kitchen, comprising of base and wall units for storage, spaces for white goods. Side access via a UPVC double glazed door to the rear garden and garage.

To the first floor, a light and airy landing leading to two double bedrooms and a third single which lends itself to a perfect home office or child's nursery.

Family bathroom with shower over the bath and separate W/C.

Externally the property benefits from ample space with a larger than average garden, made up of a patio seating area and lawn with borders. A well-maintained detached garage and front driveway for car standing.

Situated in a quiet cul-de-sac location, within walking distance to Beeston Town Centre and all its local amenities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

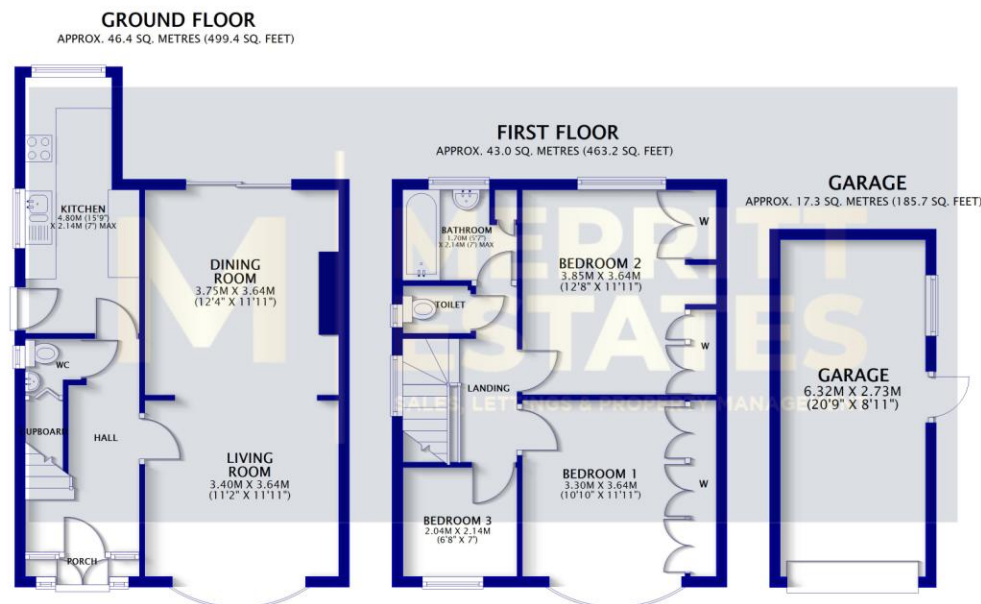
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman.

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TOTAL AREA: APPROX. 106.7 SQ. METRES (1148.4 SQ. FEET)