



20 Parkyn Road, Daybrook – NG5 6BG

Guide Price **£180,000–£190,000**

DavidJames
the estate agent



20 Parkyn Road

Daybrook, Nottingham

GUIDE PRICE £180,000-£190,000! NO CHAIN!

Traditional semi-detached two bed house with potential to personalise & modernise. Ideal for first-time buyers or investors whilst within walking distance of shops, supermarkets & bus links!

Council Tax band: A

Tenure: Freehold

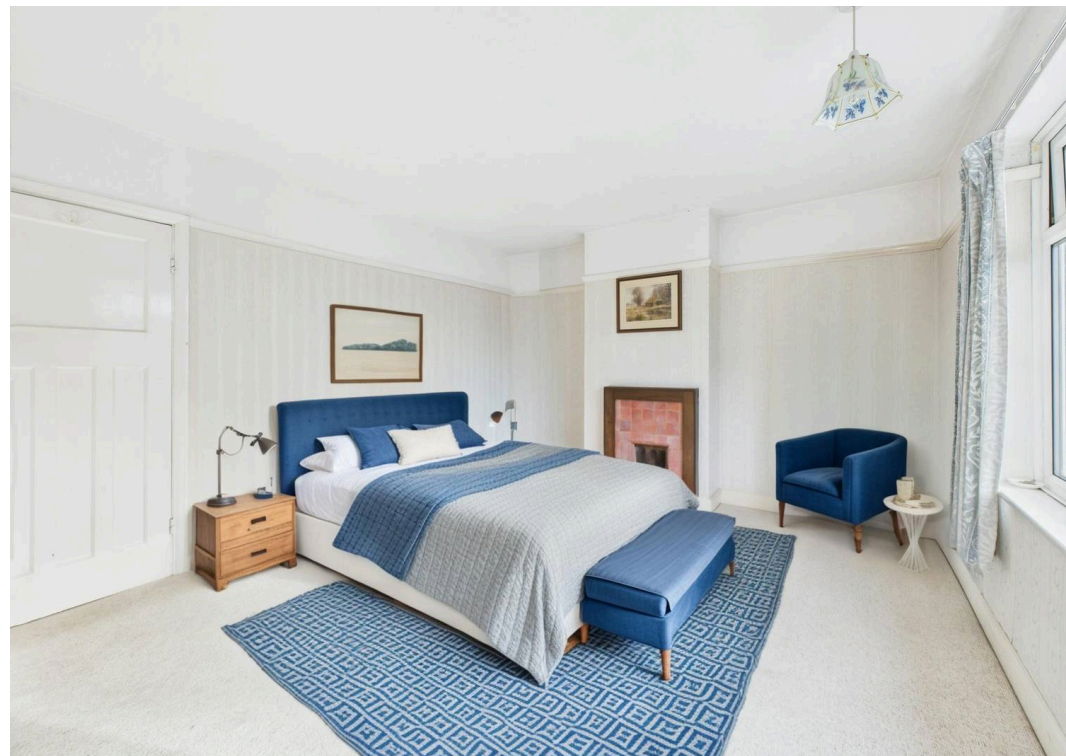
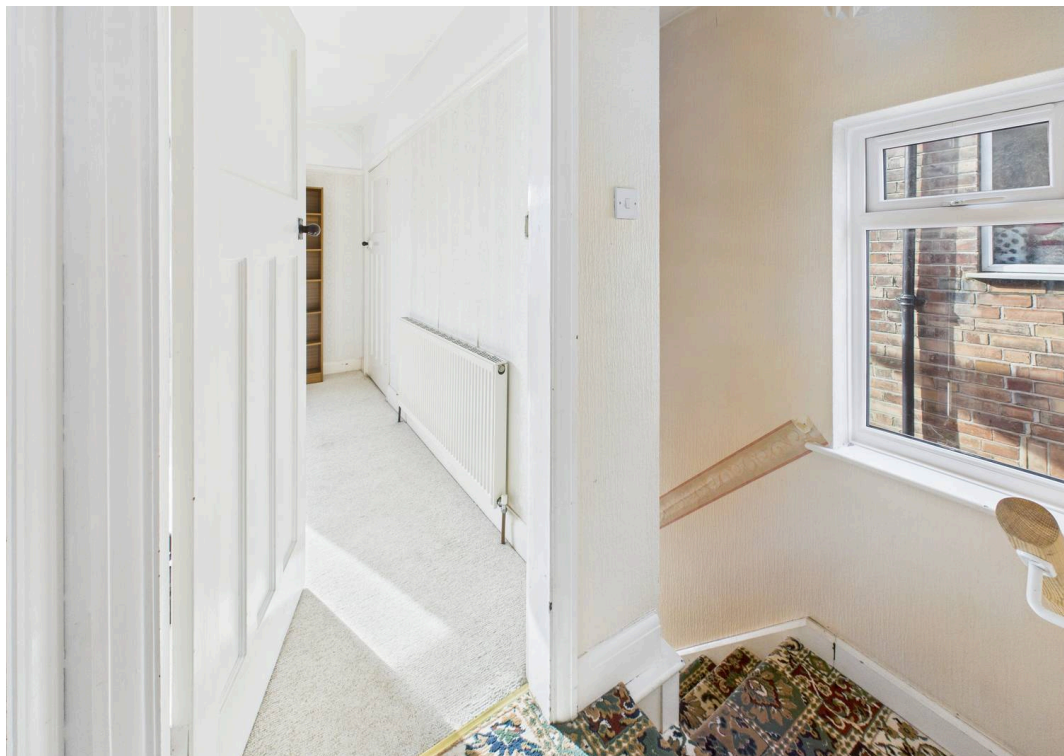
EPC Energy Efficiency Rating: D

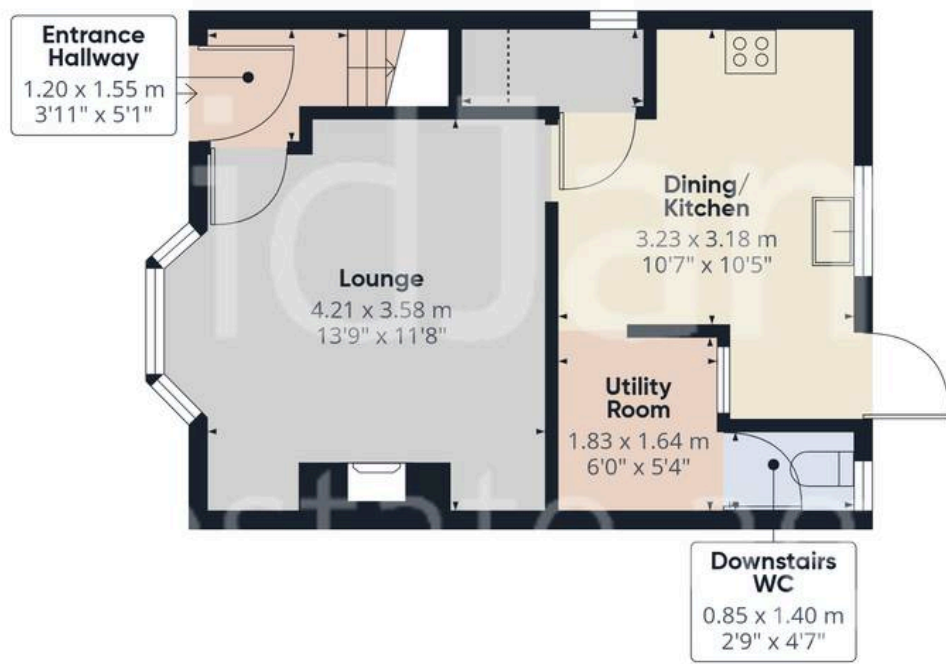
EPC Environmental Impact Rating:

- Traditional semi-detached house with excellent opportunity to personalise
- Offered to the market with no onward chain
- Well-proportioned accommodation with shops, supermarkets and transport links nearby
- Bright and spacious lounge with large bay window and feature fireplace
- Good-sized kitchen fitted with a selection of base, wall units and space for freestanding appliances
- Separate utility room with space for freestanding appliances and useful downstairs WC
- Two generous double bedrooms (main bedroom with decorative fireplace)
- Well-proportioned wet room with electric shower and vanity basin with built-in storage
- Gas central heating and UPVC double glazing throughout
- Established rear garden with lawn, gravelled area and a selection of mature plants and shrubs









Floor 0



Floor 1

Approximate total area⁽¹⁾
65.9 m²
707 ft²

Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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