

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 4 EDWIN STREET, DAYBROOK

NOTTINGHAM, NG5 6AZ

£180,000





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Located in the ever popular suburb of Daybrook, Arnold, Nottingham, this mid-terrace house is a gem waiting to be discovered. Boasting 1 large open plan reception room, 2 bedrooms, and 1 bathroom, this property offers a cosy yet spacious living environment perfect for a small family or professionals.

The house is conveniently situated close to a wealth of amenities including shops, schools, public transport services, and recreational facilities, making daily life a breeze. With no upward chain, the buying process is made simple and stress-free, allowing you to move in swiftly and start enjoying your new home.

Step inside to find a modern and contemporary open-plan living space that is sure to impress. The central staircase adds a contemporary twist, while the modern kitchen is perfect for whipping up delicious meals. Additionally, the rear lobby/utility area and ground floor WC add convenience to everyday living.

Upstairs, you'll find two double bedrooms offering ample space for relaxation. The modern bathroom is a luxurious retreat, featuring both a bath and a separate shower for your comfort and convenience.

Outside, the property boasts a low-maintenance rear garden, providing a tranquil outdoor space to unwind and enjoy some fresh air. An internal viewing is an absolute must to truly appreciate all that this property has to offer.

Don't miss out on this fantastic opportunity to own a beautiful home in a sought-after location. Book your viewing today and take the first step towards making this house your own.

Lounge Dining Room  
26'8 x 11'1 (8.13m x 3.38m)

Kitchen  
11'9 x 6'1 (3.58m x 1.85m)

Rear Lobby/Utility  
6'5 x 3'0 (1.96m x 0.91m)

WC  
6'2 x 3'2 (1.88m x 0.97m)

First Floor Landing

Bedroom One  
11'8 x 11'4 (3.56m x 3.45m)

Bedroom Two  
11'2 x 8'9 (3.40m x 2.67m)

Bath & Shower Room  
11'8 x 6'5 (3.56m x 1.96m)

Outside

Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

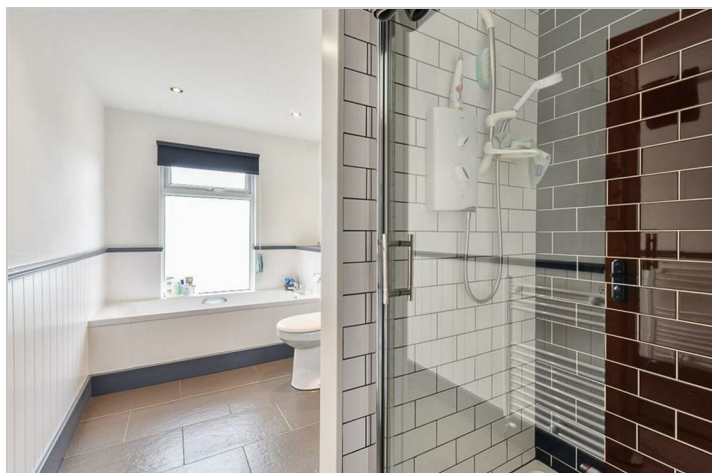
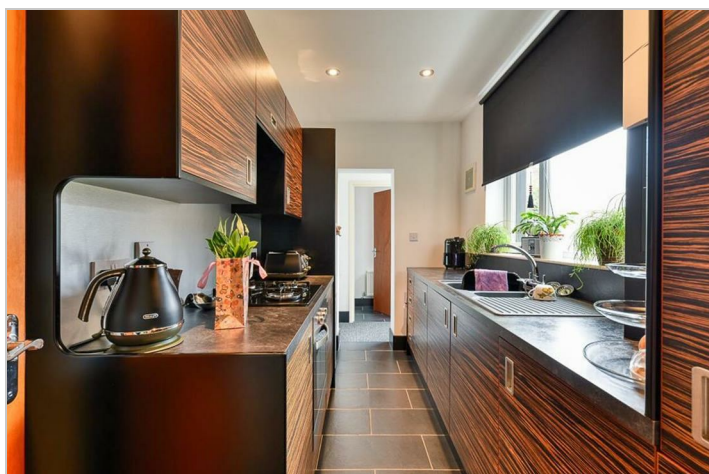
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

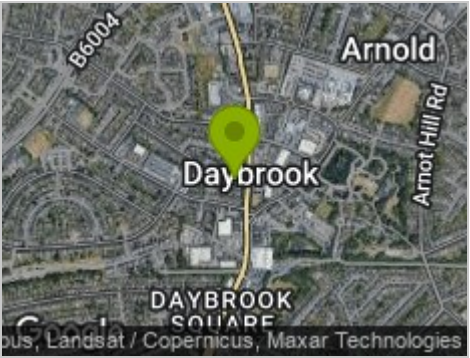
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



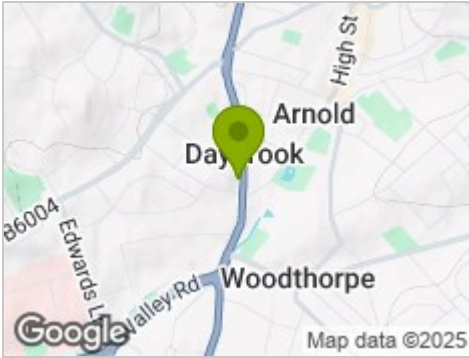
Road Map



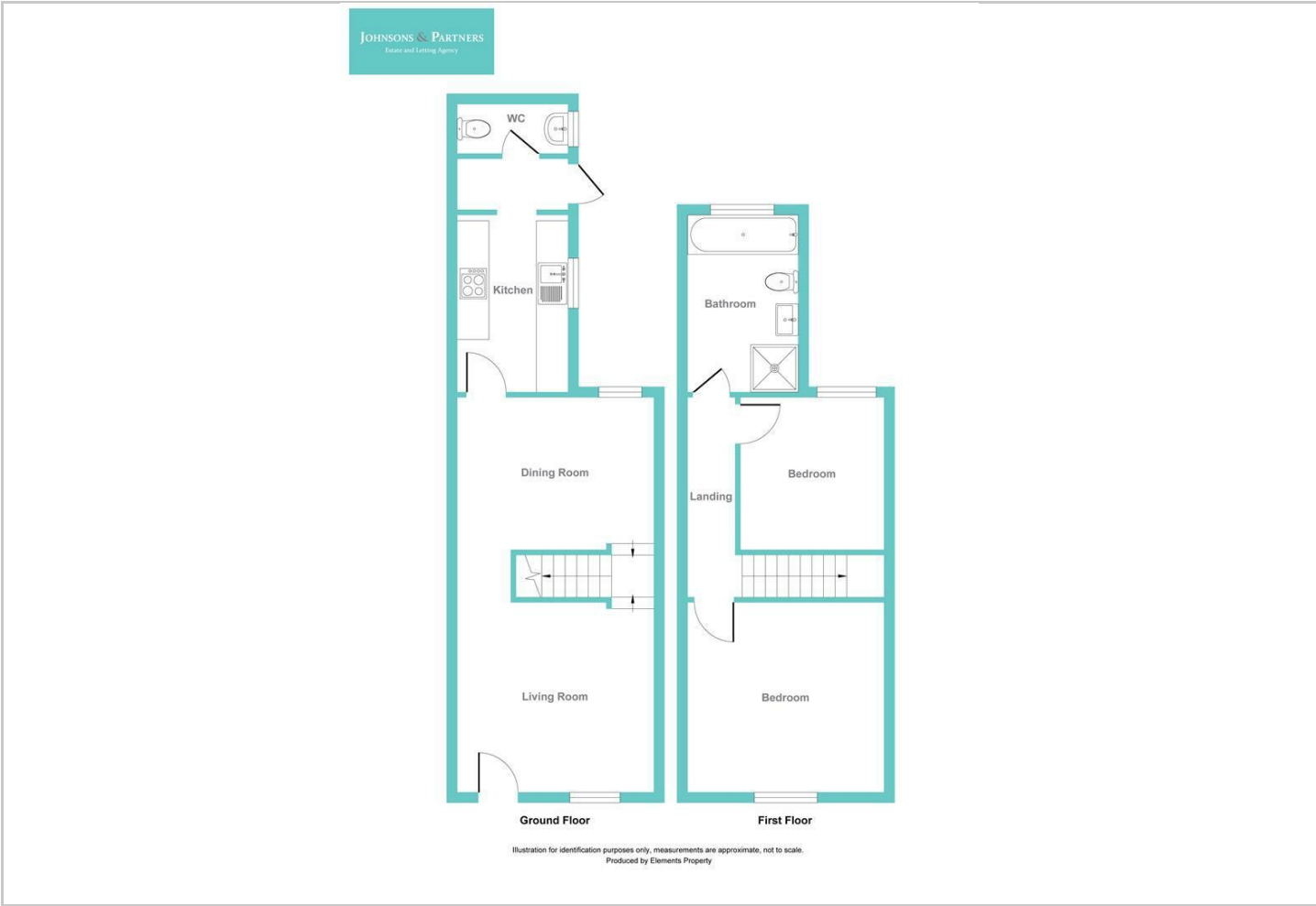
Hybrid Map



Terrain Map



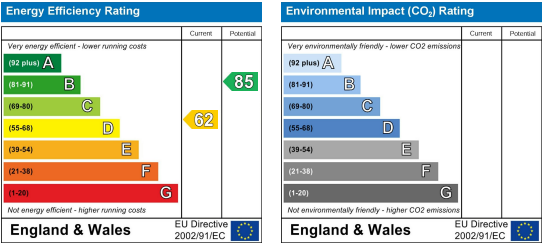
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.