



2



2



2



D

DavidJames
the estate agent

Byron Street, Daybrook, Nottingham, NG5 6BQ

£950 Per Calendar Month

About This Property

Presenting an immaculately presented period-style end terraced house in the heart of Daybrook. This property boasts two spacious double bedrooms, with the main bedroom featuring a built-in wardrobe and the second bedroom highlighting an original cast iron fireplace. Enter into a welcoming hallway with sleek laminate flooring that flows seamlessly into the lounge, where a period-style fireplace and gas fire create a cosy ambiance. The open-plan dining kitchen is fitted with grey panelled units, an integrated oven, gas hob, extractor, and fridge/freezer. A practical utility area and ground floor WC with washbasin add convenience. The contemporary bathroom is equipped with a white suite and electric shower. Outside, enjoy the rear yard and lawned garden with a patio area, perfect for outdoor relaxation. Ideally located within walking distance of bus routes and supermarkets, this property combines modern comfort with period charm.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

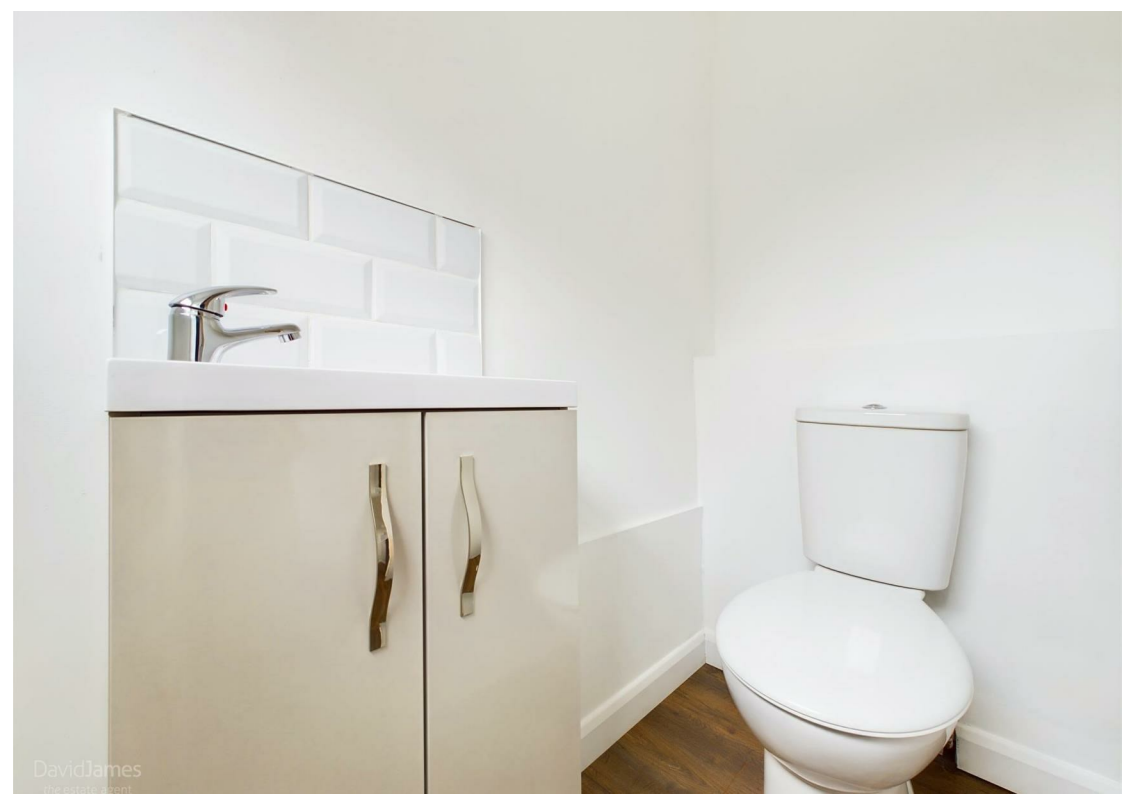


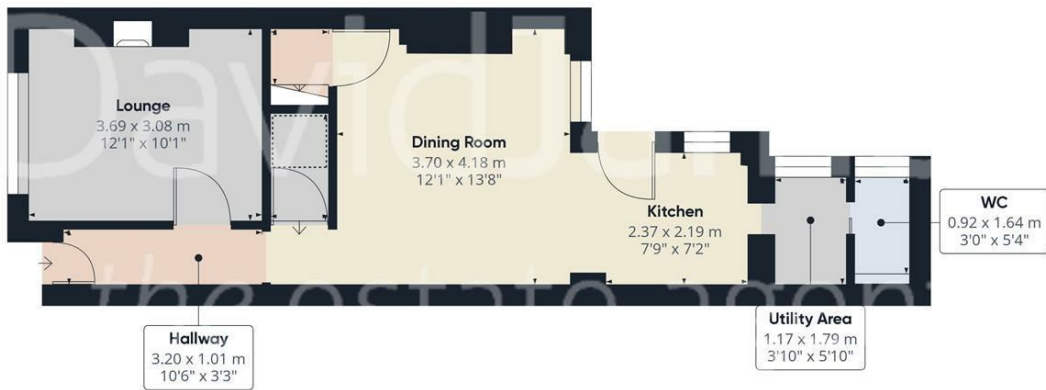
DavidJames
the estate agent

- Immaculately presented period style end terraced house
- Two double bedrooms, bedroom one with built in wardrobe, bedroom two with original feature cast iron fireplace
- Entrance hall with composite entrance door and laminate flooring
- Lounge with period style fireplace and gas fire in addition to laminate flooring
- Open plan dining kitchen, dining area with laminate flooring, modern kitchen with grey panelled units, integrated oven, gas hob, extractor, fridge/freezer
- Utility area, ground floor Wc with washbasin
- Contemporary bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing
- Rear yard and lawned rear garden with patio area
- On walking distance of bus routes and supermarkets



DavidJames





Floor 0



Floor 1



Approximate total area⁽¹⁾
81.19 m²
873.87 ft²

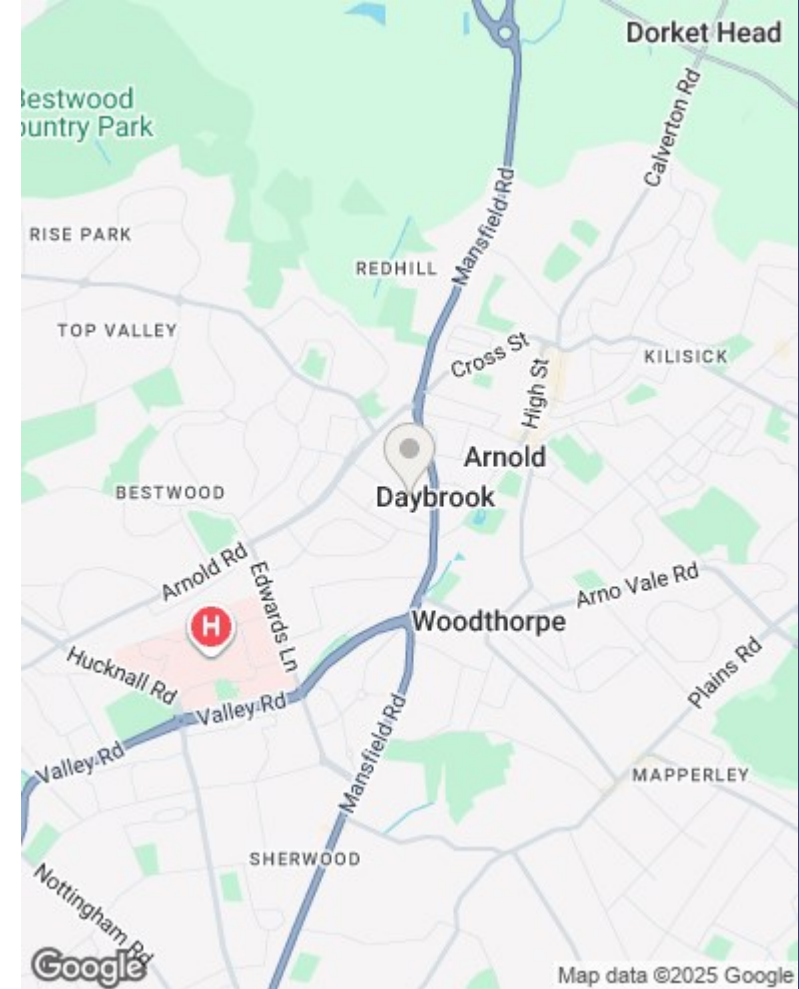
Reduced headroom
0.76 m²
8.23 ft²

(1) Excluding balconies and terraces.

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents 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 company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Gedling Borough Council

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

