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**Edwin Street, Daybrook, Nottingham, NG5 6AZ**

**DavidJames**  
the estate agent

**£925 Per Calendar Month**

# About This Property



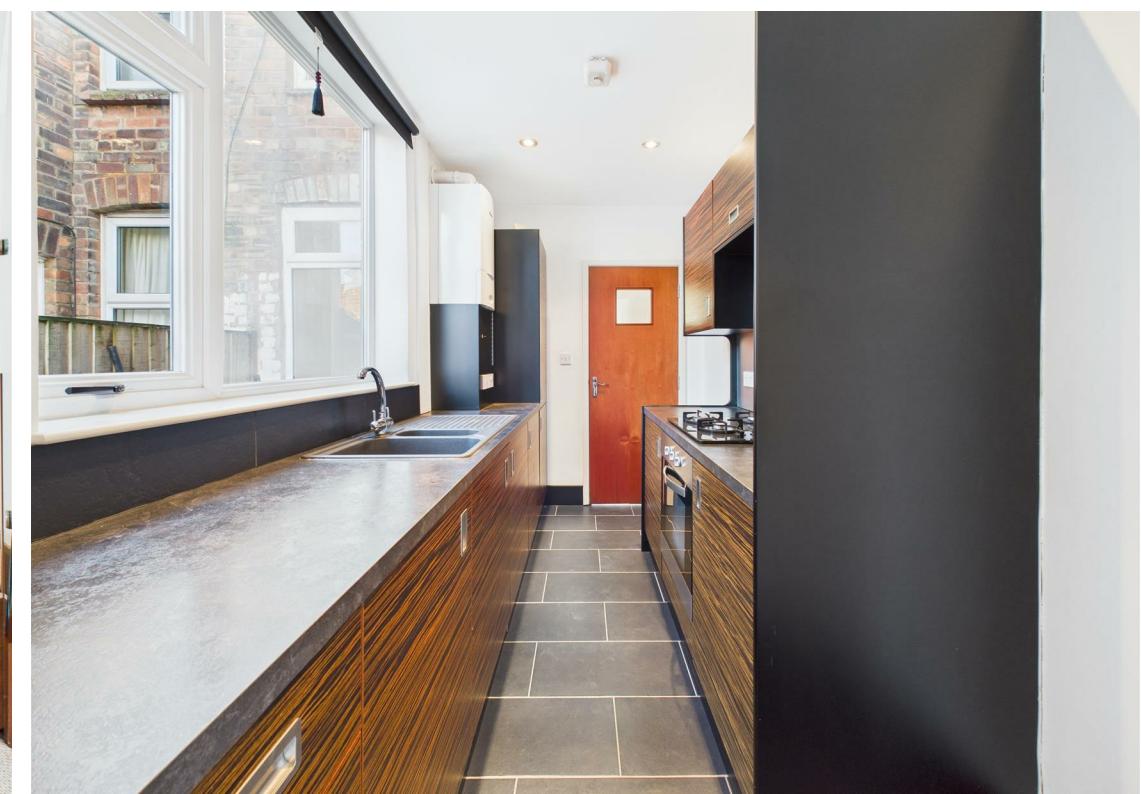
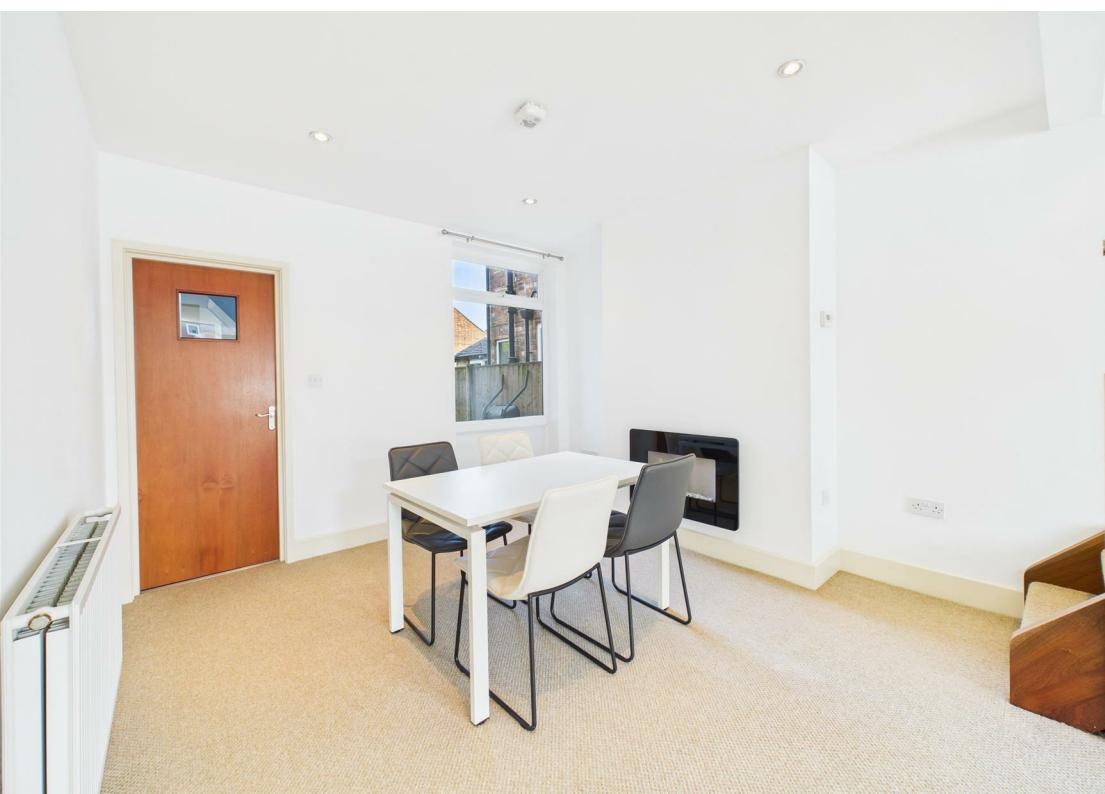
This well-presented mid-terrace home offers spacious, modern living in a convenient location, ideal for professionals! The generous lounge/dining room provides excellent versatility and natural light, featuring dual-aspect windows and a central staircase that subtly separates the two spaces while maintaining an open feel. A contemporary kitchen sits to the rear, complete with integrated cooking appliances and useful access to the rear lobby, where there is plumbing for laundry. The ground floor also benefits from a handy WC with wash basin. Upstairs, there are two well-proportioned double bedrooms and a large four-piece suite bathroom, offering both comfort and practicality. Outside, the low-maintenance rear garden provides a private space to relax or entertain. With ample local amenities, frequent bus links and Nottingham City Hospital just a 20-minute walk away, this property combines comfort, style and convenience in equal measure.

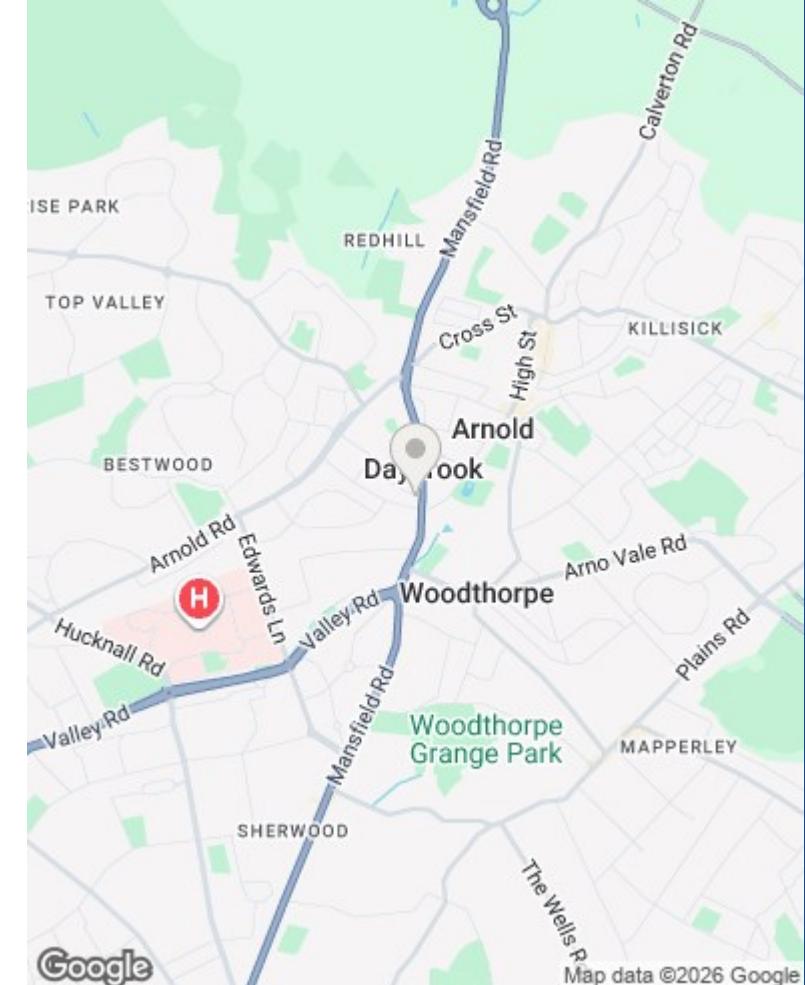
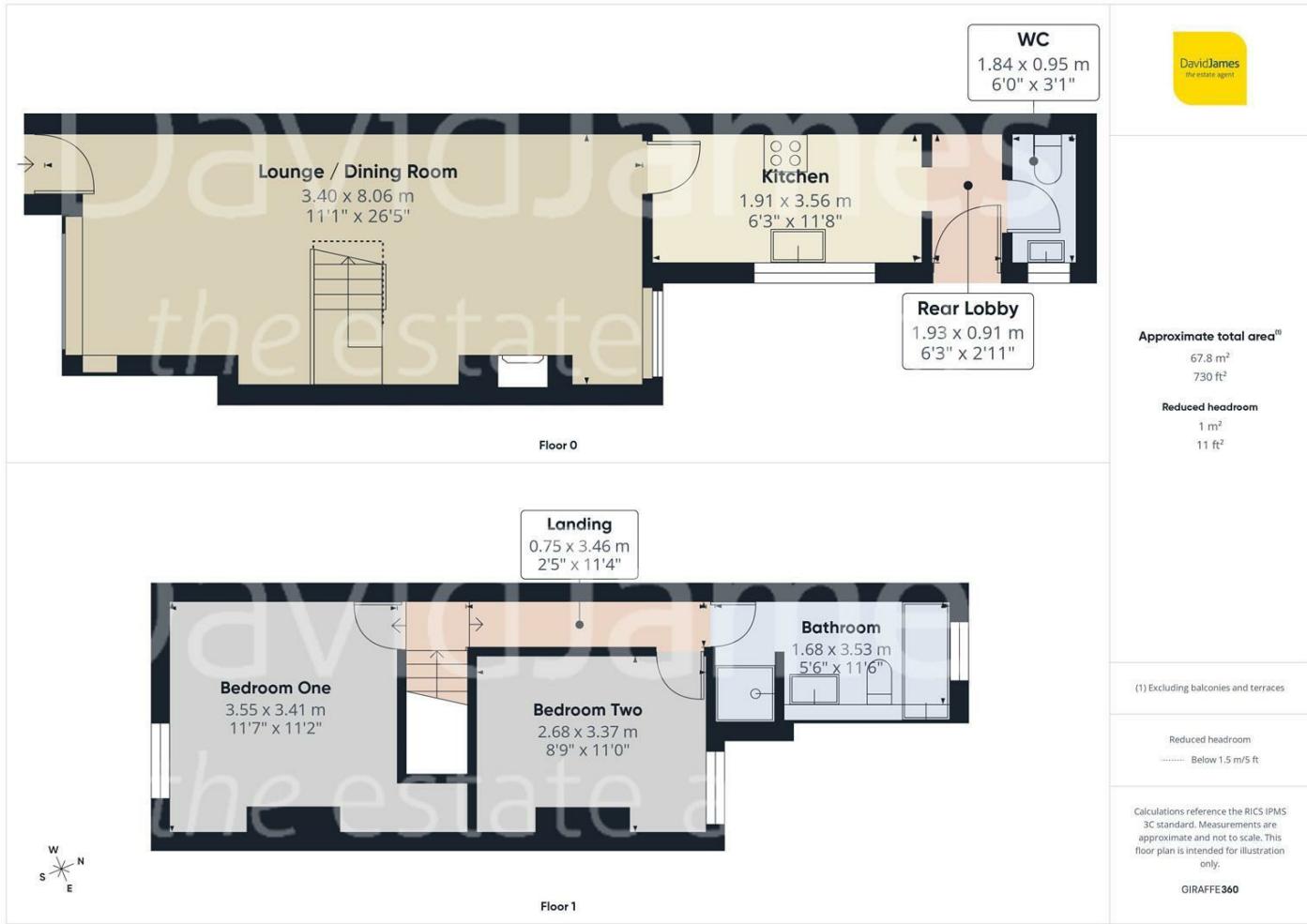
## TENANCY DETAILS

Available From: NOW  
Tenancy Term: Minimum 6 months  
Furnishing: Unfurnished  
EPC Rating: D  
Council Band: A  
Pets: Not permitted

- Well-presented mid-terrace house
- Two double bedrooms
- Spacious lounge/dining room with central staircase
- Dual-aspect windows offering plenty of natural light
- Modern kitchen with integrated cooking appliances
- Rear lobby with plumbing for laundry
- Ground floor WC with wash basin
- Large four-piece suite bathroom to the first floor
- Low-maintenance rear garden
- Close to amenities, frequent bus links & 20-minute walk to Nottingham City Hospital







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**Council Tax Band: A**  
**Gedling Borough Council**

**DavidJames**  
the estate agent

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**PROTECTED**

 **The Property Ombudsman**