



2



1



1



D

DavidJames
the estate agent

Edwin Street, Daybrook, Nottingham, NG5 6AZ

£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

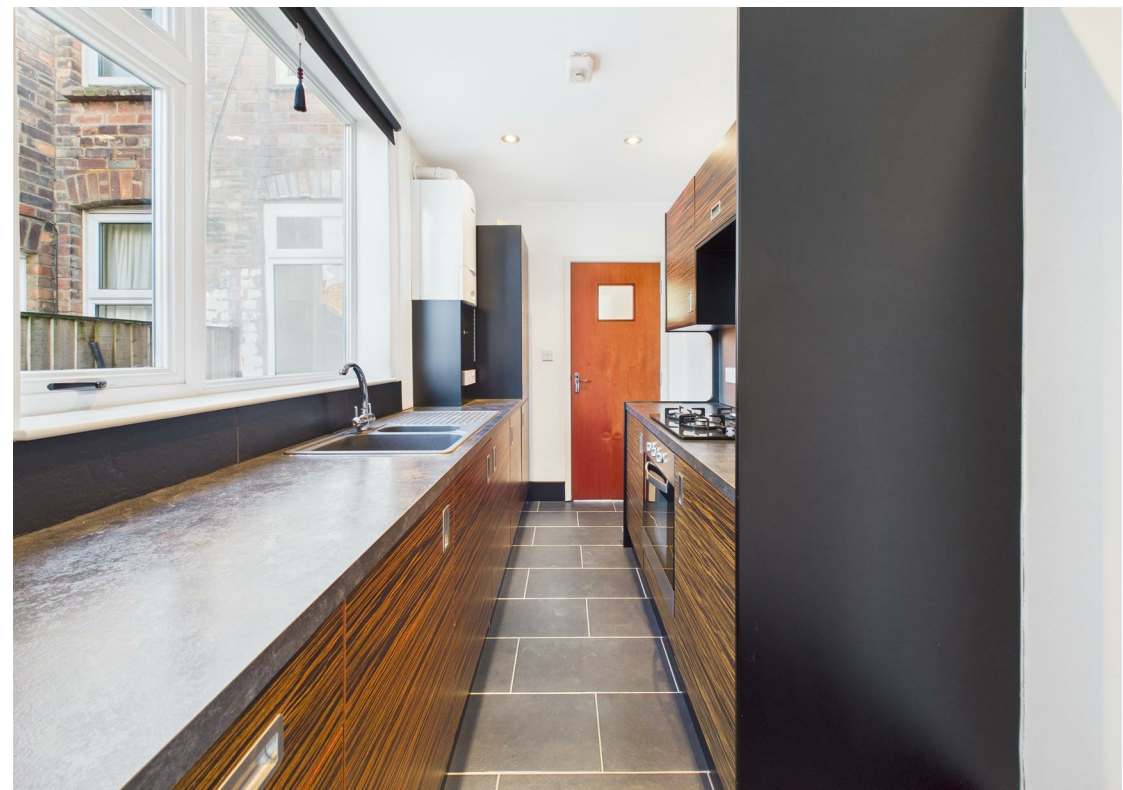
EPC Rating: D

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







Floor 0



Floor 1



Approximate total area⁽¹⁾
67.8 m²
730 ft²

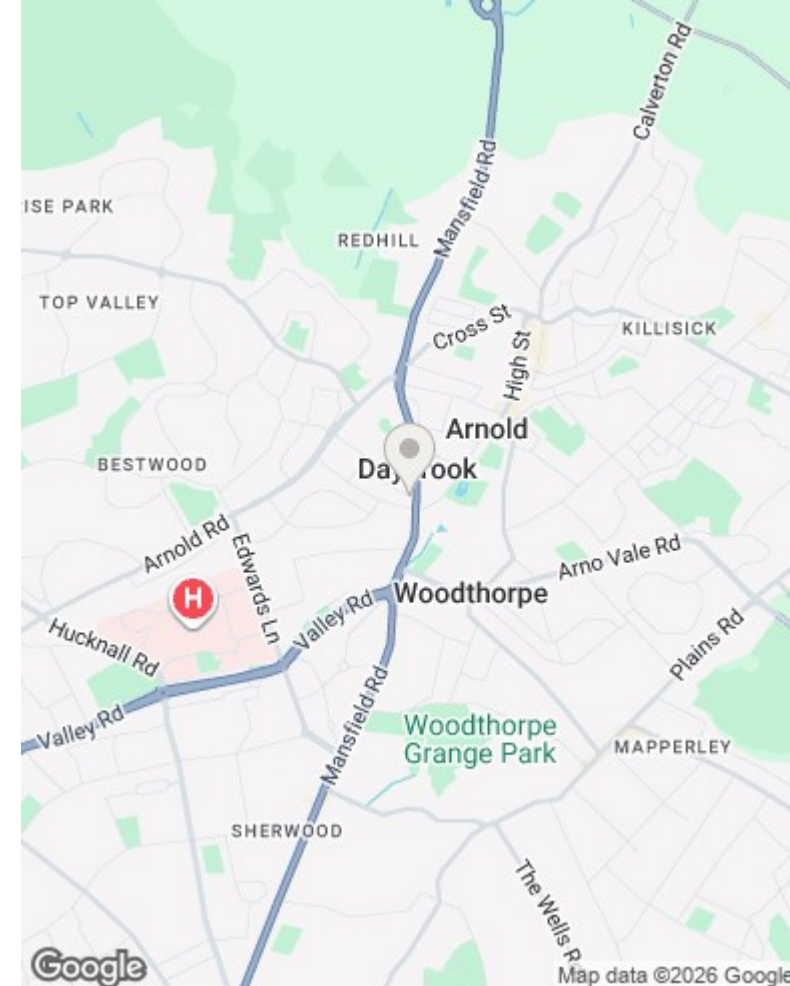
Reduced headroom
1 m²
11 ft²

(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.

GIRAFFE360



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

naea | propertymark
PROTECTED

