



Edwin Street
Daybrook, Nottingham NG5 6AZ

A TWO BEDROOM TERRACE IN ARNOLD!

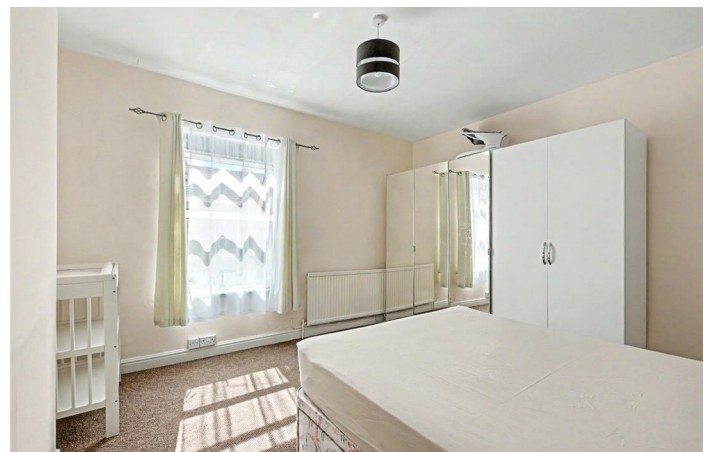
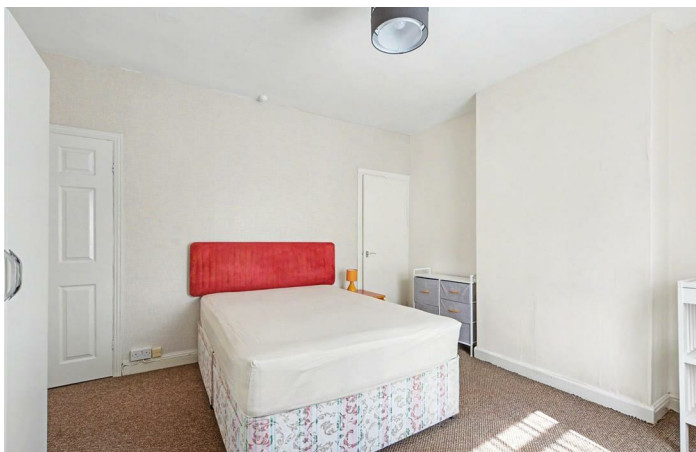
Offers In Excess Of £170,000 Freehold



This two-bedroom mid-terrace property on Edwin Street, Daybrook, Nottingham offers spacious accommodation and would suit a range of buyers including first-time purchasers, investors, or those looking for a property with potential to modernise. Arranged over two floors, the home includes an entrance hallway, separate lounge, generous dining room, fitted kitchen, two double bedrooms, and a family bathroom. The dining room forms the heart of the property and provides a versatile living and entertaining space with access through to the kitchen and staircase leading to the first floor.

Externally, the property benefits from an enclosed rear garden with a patio seating area and lawn, providing a practical outdoor space for families or entertaining. The home also features gas central heating via an Ideal combination boiler, UPVC double glazing, and standard mains services.

The property is situated in the popular residential area of Daybrook, close to Arnold town centre, local amenities, schools, and transport links into Nottingham city centre. Arnot Hill Park and Madford Retail Park are both within a three-minute walk, adding further convenience and lifestyle appeal. The surrounding area offers a good balance of convenience and community appeal, making the property suitable for both owner occupiers and rental investment purposes.



Entrance Hallway

2'11" x 11'1" approx (0.90 x 3.39 approx)

Tiled flooring, single glazed wooden entrance door, doors leading off to:

Lounge

9'11" x 12'4" approx (3.03 x 3.76 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, gas meter housed within the storage cupboard.

Dining Room

15'7" x 13'5" approx (4.76 x 4.09 approx)

Understairs storage, carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, staircase leading to the first floor landing, door leading through to the kitchen.

Understairs Storage

2'9" x 2'10" approx (0.84 x 0.88 approx)

Tiled flooring with shelving.

Kitchen

11'10" x 6'10" approx (3.62 x 2.09 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and point for a cooker, space and plumbing for a washing machine, space and point for a fridge freezer, two UPVC double glazed windows to the side elevation, wall mounted radiator, tiled splashbacks, tiled flooring.

First Floor Landing

5'10" x 15'8" approx (1.79 x 4.78 approx)

Carpeted flooring, wall mounted radiator, doors leading off to:

Bedroom One

12'5" x 13'5" approx (3.80 x 4.10 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, storage cupboard.

Storage Cupboard

3'6" x 2'8" approx (1.08 x 0.83 approx)

Bedroom Two

12'3" x 10'4" approx (3.75 x 3.17 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, fitted wardrobe.

Bathroom

11'11" x 6'11" approx (3.64 x 2.11 approx)

Vinyl flooring, UPVC double glazed window to the rear elevation, panelled bath with mixer tap and electric shower over, handwash basin with mixer tap, WC, tiled splashbacks, wall mounted radiator, airing cupboard housing the Ideal gas central heating combination boiler.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area leading to a laid to lawn, fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band:

Local Authority: Gedling Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

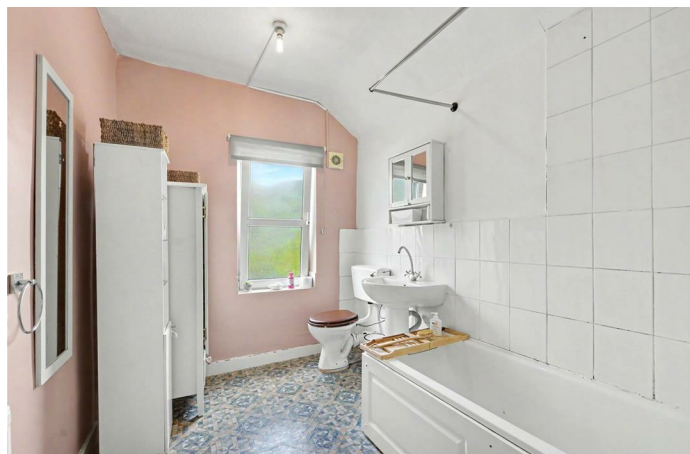
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	80
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.