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C

**DavidJames**  
the estate agent

**Byron Street, Daybrook, Nottingham, NG5 6BQ**

**£950 Per Calendar Month**

# About This Property

A FULLY REFURBISHED mid-terrace home in the popular residential area of Daybrook, finished to an exceptional standard throughout. The property welcomes you with an entrance hall leading into two spacious reception rooms, providing versatile living and dining space. To the rear, a brand new contemporary kitchen has been fitted with sleek white gloss units and integrated cooking appliances, offering both style and practicality. Upstairs, the property boasts two generous double bedrooms and a brand new, modern four-piece bathroom suite, thoughtfully designed to include both a bath and separate shower for added convenience. Further benefits include gas central heating and newly installed UPVC double glazed windows, ensuring comfort and energy efficiency all year round. Externally, there is a private rear garden along with useful outdoor storage, providing ample space for everyday needs. The location is particularly convenient, being just a 20-minute walk to Nottingham City Hospital, a 15-minute walk to Arnold's main high street, and within easy reach of two major supermarkets. Frequent bus links nearby offer straightforward access to Nottingham city centre and surrounding areas, making this an ideal home for professionals, couples or small families seeking high-quality accommodation in a well-connected location.

## TENANCY DETAILS

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



- FULLY REFURBISHED mid-terrace home
- Two double bedrooms
- Two reception rooms
- Entrance hall
- Brand new contemporary kitchen with integrated appliances
- Brand new four-piece bathroom suite to the first floor
- Gas central heating
- New UPVC double glazed windows
- Rear garden with outdoor storage
- Excellent location close to City Hospital, Arnold high street, supermarkets and bus links







**Hallway**  
0.92 x 3.35 m  
3'0" x 10'11"

Floor 0



**Landing**  
0.80 x 3.88 m  
2'7" x 12'8"

Floor 1



Approximate total area<sup>(1)</sup>  
78.9 m<sup>2</sup>  
848 ft<sup>2</sup>

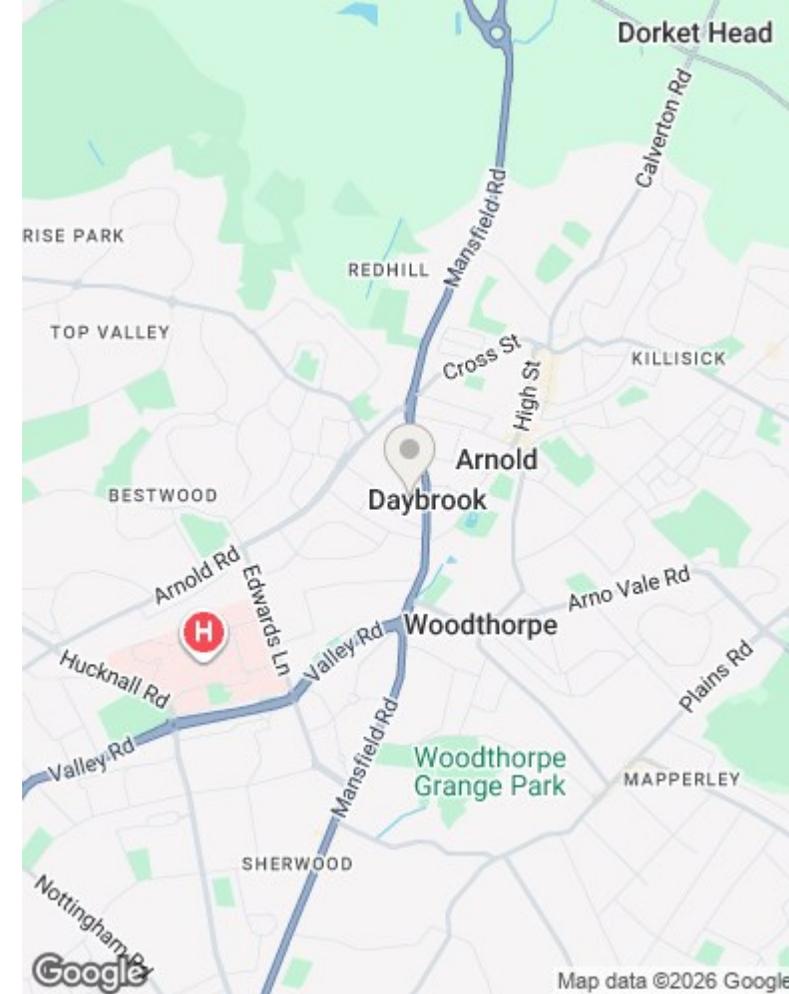
Reduced headroom  
0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

(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.

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

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