



20 Parkyn Road, Daybrook – NG5 6BG

Guide Price **£180,000–£190,000**

DavidJames
the estate agent



20 Parkyn Road

Daybrook, Nottingham

GUIDE PRICE £180,000-£190,000! NO CHAIN!

Traditional semi-detached two bed house with potential to personalise & modernise. Ideal for first-time buyers or investors whilst within walking distance of shops, supermarkets & bus links!

Council Tax band: A

Tenure: Freehold

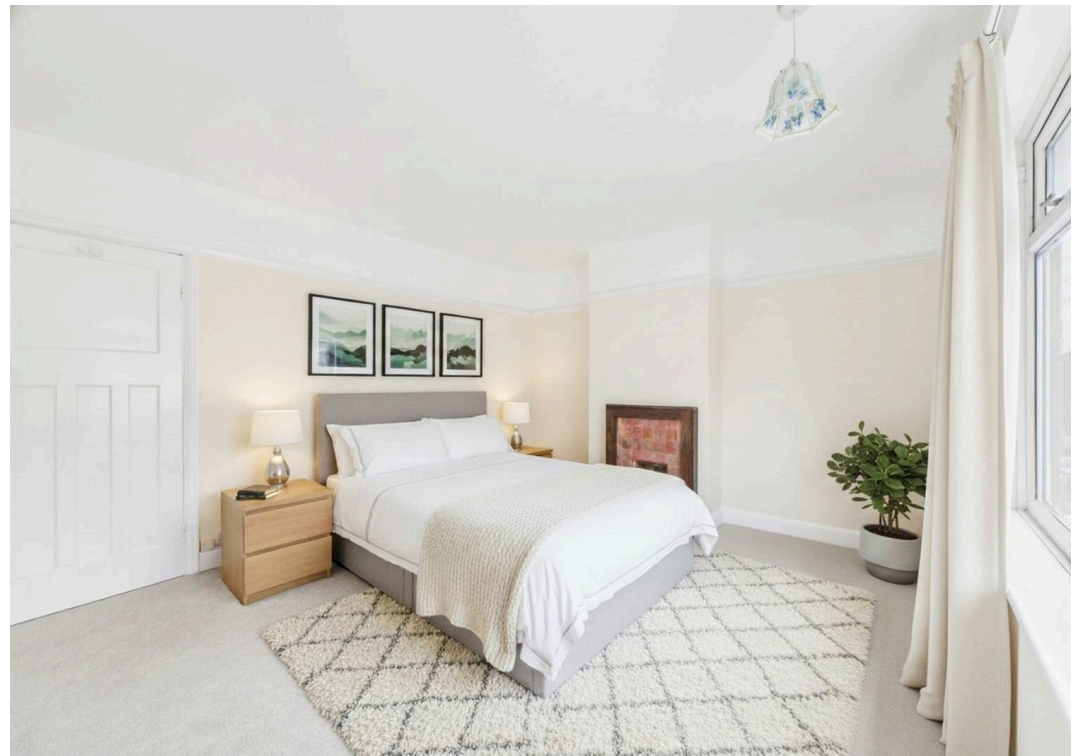
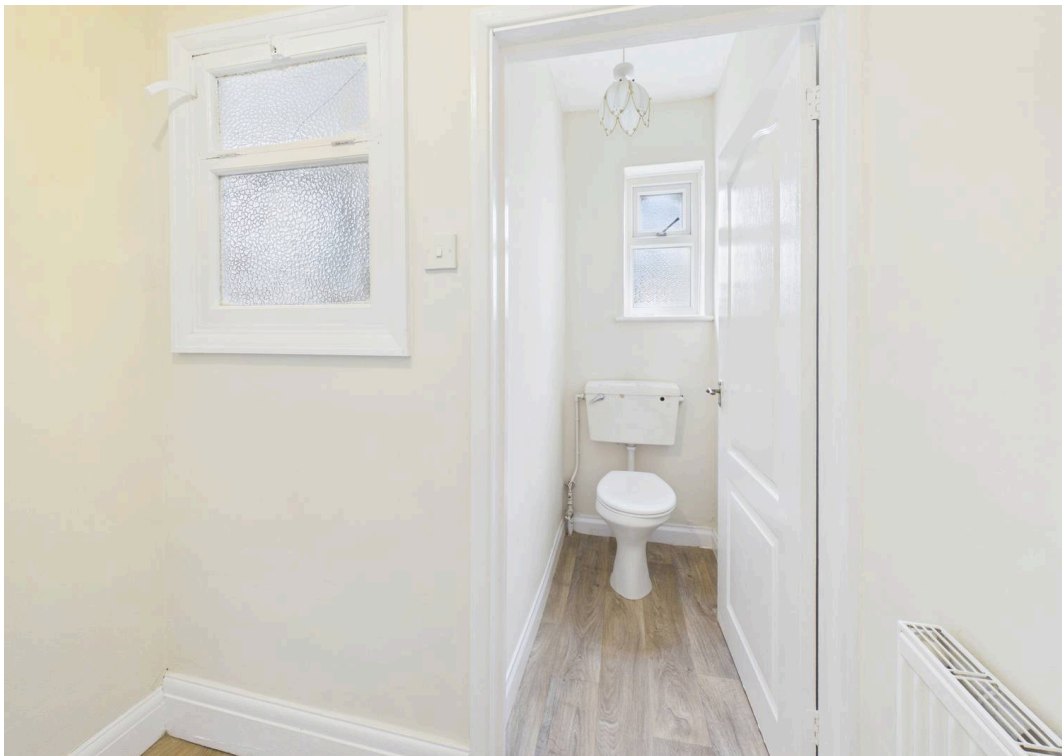
EPC Energy Efficiency Rating: D

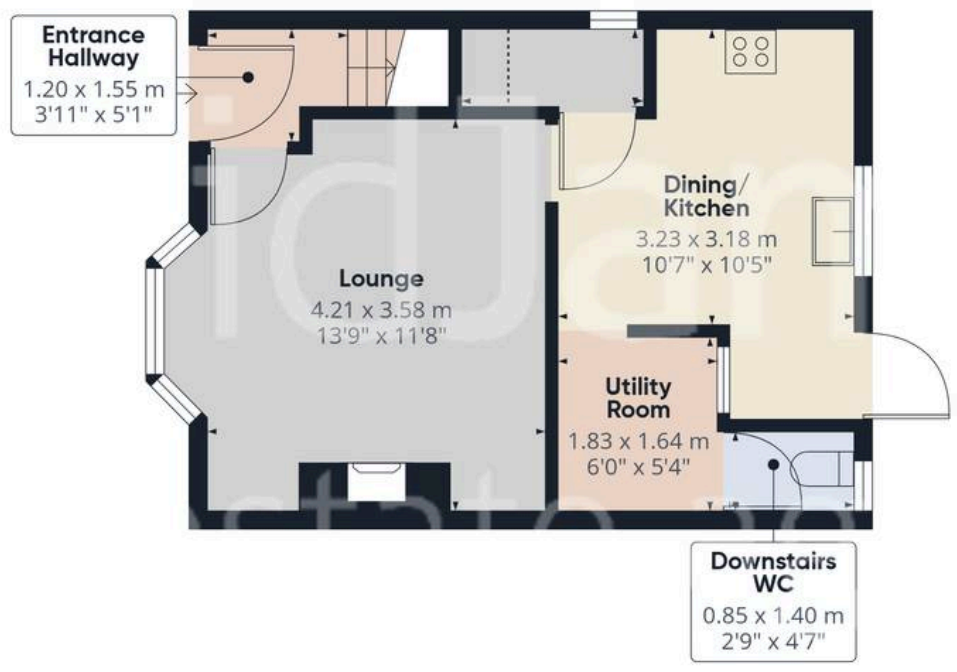
EPC Environmental Impact Rating:

- Well-presented traditional semi-detached house with neutral decor
- Offered to the market with no onward chain
- Shops, supermarkets and transport links all within walking distance
- Bright and spacious lounge with large bay window and feature fireplace
- Good-sized kitchen fitted with space for freestanding appliances
- Separate utility room and downstairs WC
- Two generous double bedrooms (main bedroom with decorative fireplace)
- Spacious wet room with vanity basin
- Gas central heating and UPVC double glazing throughout
- Established rear garden with lawn, gravelled area and mature planting









Floor 0



Floor 1

Approximate total area⁽¹⁾
65.9 m ²
707 ft ²
Reduced headroom
0.4 m ²
4 ft ²

(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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