



Edwin Street  
Daybrook, Nottingham NG5 6AX

**Offers Over £165,000 Freehold**

A TWO-BEDROOM, MID TERRACE HOME  
SITUATED IN DAYBROOK, NOTTINGHAM





Robert Ellis Estate Agents are delighted to present this charming TWO-BEDROOM MID-TERRACE FAMILY HOME, ideally positioned in the heart of Daybrook, Nottingham.

Perfectly located, this property is within close proximity to Nottingham City Hospital and Arnold Town Centre, offering a variety of local amenities, shops, and restaurants. For added convenience, there are excellent transport links to Mapperley, Nottingham City Centre, and surrounding areas. Families will appreciate the nearby schooling options, including Redhill Academy, Ambrook, and Arnold Mill Primary School.

This lovely home offers the comforts of gas central heating and double glazing throughout. Upon entering, the welcoming hallway leads to a spacious lounge, dining room, and a well-appointed kitchen with fitted wall and base units. Upstairs, you'll find two double bedrooms and a family bathroom. Externally, the property features a private rear garden with a lawned area, a quaint courtyard, and two brick-built outhouses, adding practicality and storage.

A viewing is **HIGHLY RECOMMENDED** to appreciate the size, character, and prime location of this delightful family home. Offered to the market with **NO UPWARD CHAIN** – a fantastic opportunity not to be missed!



### Entrance Hallway

10'10 x 3'2 approx (3.30m x 0.97m approx)

Entrance door to the front elevation, laminate flooring, wall mounted radiator, ceiling light point, coving to the ceiling, internal doors leading into the lounge and dining room.

### Lounge

10'6 x 12'8 approx (3.20m x 3.86m approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, ceiling light point, built-in storage cupboard housing gas and electrical metre points.

### Dining Room

14'01 x 12'2 approx (4.29m x 3.71m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light point, coving to the ceiling, built-in storage cupboard, staircase leading up the first floor landing, internal door leading into the kitchen.

### Kitchen

101 x 7'05 approx (30.78m x 2.26m approx)

UPVC double glazed window to the side elevation, entrance door to the side elevation leading to the enclosed rear garden, tiled flooring, wall mounted radiator, ceiling light point, a range of wall base units incorporating worksurfaces above, stainless steel sink and drainer unit with dual heat tap above, integrated oven, 4 ring Bosch gas hob with stainless steel splashback and extractor hood above space and point for a freestanding fridge freezer.

### First Floor Landing

Carpeted flooring, wall mounted radiator, ceiling light points, internal doors leading into bedroom 1, 2 and the family bathroom.

### Bedroom 1

14'02 x 12'7 approx (4.32m x 3.84m approx)

UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator, ceiling light point.

### Bedroom 2

12'4 x 11'01 approx (3.76m x 3.38m approx)

UPVC double glazed window to the rear elevation,

carpeted flooring, wall mounted radiator, ceiling light point, airing cupboard.

### Family Bathroom

9'04 x 7'04 approx (2.84m x 2.24m approx)

UPVC double glazed window to the rear elevation, tiled flooring, tiled splashbacks, wall mounted radiator, ceiling light point, airing cupboard housing Baxi gas central heating combination boiler, 3 piece suite comprising of a p shaped panel bath with mains fed shower above, hand wash basin with hot and cold taps and a low level WC.

### Loft Room

Partly boarded floor providing ample additional storage space.

### Rear of Property

To the rear of the property there is an enclosed rear courtyard garden with paved patio, brick wall the the boundaries, access into the 2 stores, gated access to the rear leading out to the gated enclosed laid to lawn garden with mature shrubbery and trees planted to the borders.

### Store 1

4'11" x 6'2" approx (1.5 x 1.9 approx)

### Store 2

3'3" x 4'11" approx (1 x 1.5 approx)

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

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

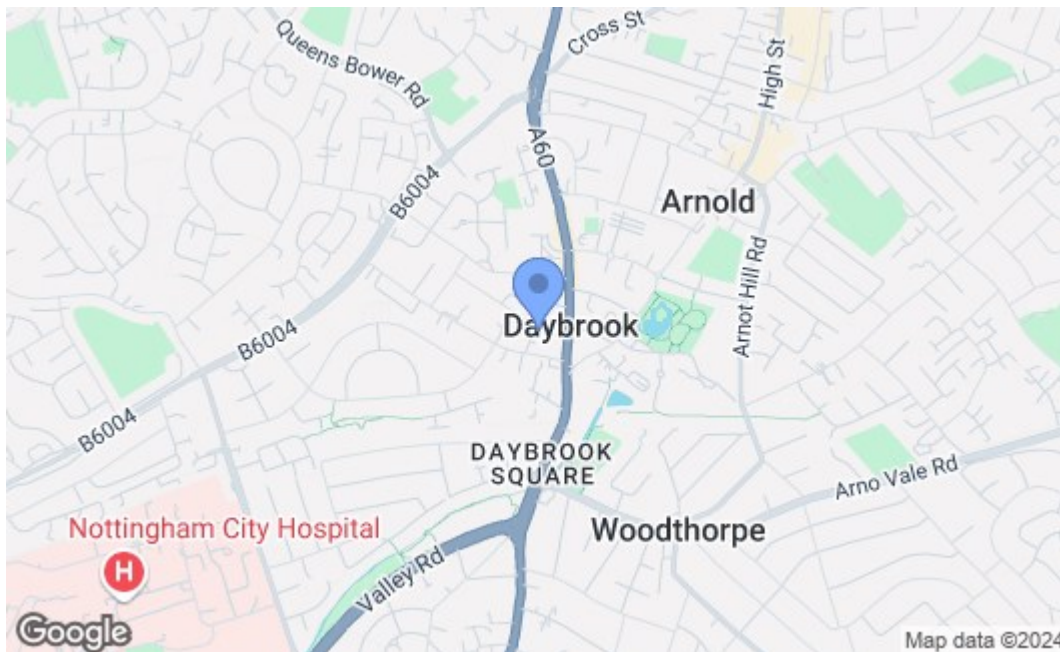
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 89        |
| (81-91) B   |  | 72                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.