



Church Drive,  
Daybrook, Nottingham  
NG5 6LD

**£175,000 Freehold**





This charming two-bedroom mid-terrace property in Daybrook, Nottingham, is offered with no chain and presents an excellent opportunity for first-time buyers, investors, or anyone looking for a home with great potential.

Inside, you'll find two spacious reception rooms on the ground floor, ideal for relaxing or entertaining. The kitchen leads out to a generously sized rear garden, offering plenty of space for outdoor enjoyment and future customization.

Upstairs, there are two well-proportioned bedrooms and a family bathroom, providing ample space for comfortable living.

The property is ideally located within walking distance of Arnold Town Centre, with a wide variety of shops, supermarkets like Sainsbury's, Asda, Aldi, and Lidl, as well as schools and excellent transport links, making it a convenient and accessible location for daily life.

This is a fantastic opportunity with great potential, don't miss out!



### Front of Property

To the front of the property there is permit parking.

### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, door to lounge, door to dining room, carpeted staircase leading to the first floor landing.

### Lounge

12'0" x 10'11" approx (3.67 x 3.33 approx)

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

### Dining Room

12'8" x 12'11" approx (3.88 x 3.95 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation, door to kitchen.

### Kitchen

10'8" x 7'10" approx (3.26 x 2.41 approx)

Tiled flooring, double glazed door to the side elevation giving access to the rear garden, double glazed window to the rear elevation, wall mounted radiator, door to the cellar, coving to the ceiling, a range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks.

### Cellar

15'3" x 6'2" approx 10'11" x 5'10" approx 10'11" x (4.66 x 1.9 approx 3.35 x 1.8 approx 3.35 x 1.8 app)

Three sectional cellar.

### First Floor Landing

Carpeted flooring, access to the loft, doors leading off to rooms.

### Bathroom

7'10" x 10'2" approx (2.40 x 3.12 approx)

Linoleum flooring, wall mounted radiator, handwash basin with separate hot and cold taps, tiled splashbacks, double glazed window to the rear elevation, WC, bath with separate hot and cold taps, electric shower above, airing cupboard.

### Bedroom One

16'0" x 10'10" approx (4.89 x 3.32 approx)

Carpeted flooring, two double glazed windows to the front elevation, wall mounted radiator.

### Bedroom Two

13'1" x 13'3" approx (3.99 x 4.04 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, built-in storage cupboard providing useful additional storage.

### Rear of Property

To the rear of the property there is a large enclosed rear garden with patio area, walkway to lawned area, shared access walkway for the bins, a range of mature trees plants and shrubbery planted to the borders, fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: B

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

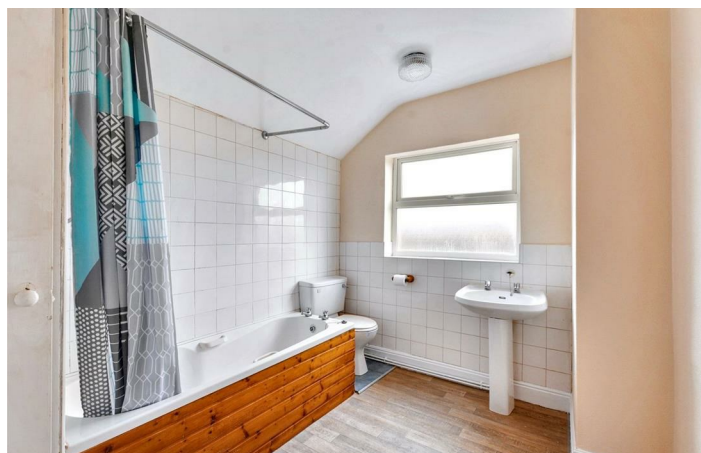
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

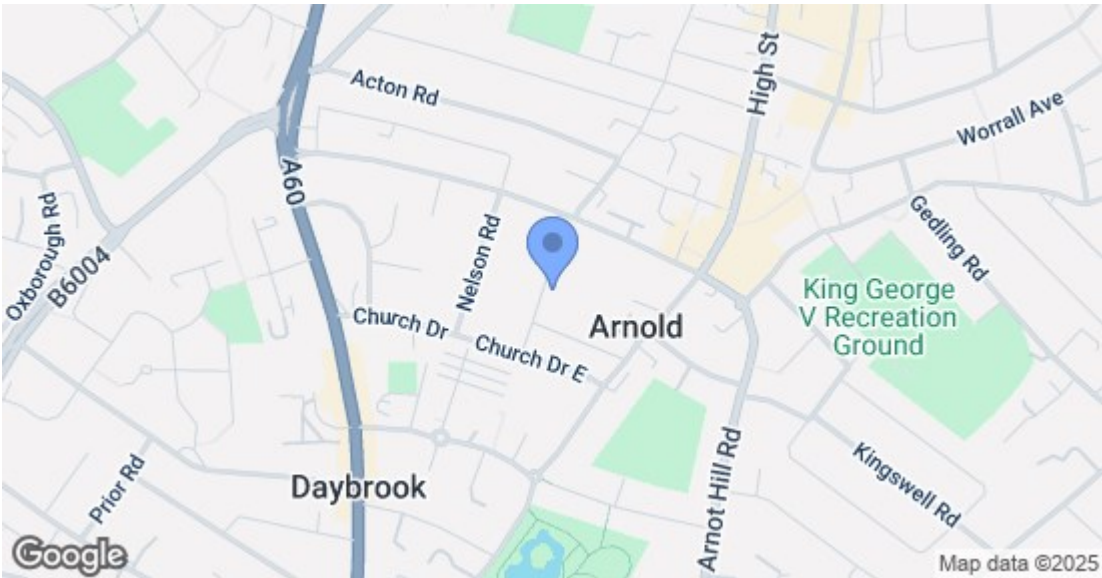
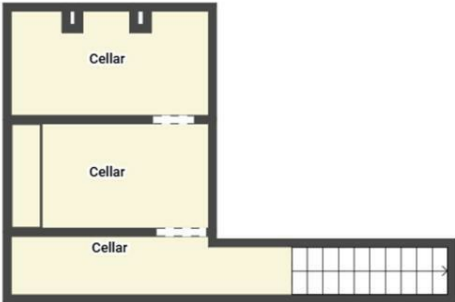
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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.