Robert Ellis

look no further...







MAKE IT YOUR OWN!

Edwin Street

Daybrook, Nottingham NG5 6AY

Offers In The Region Of £170,000 Freehold



Robert Ellis Estate Agents are delighted to offer for sale this three-bedroom semi-detached home, situated on Edwin Street in the popular and convenient area of Daybrook. Offering spacious accommodation, a good-sized rear garden and plenty of potential, this property would make a fantastic choice for first-time buyers, families or investors.

The accommodation begins with an entrance hallway leading into a generous lounge, featuring a bay window to the front and a fireplace creating a central focal point. From here, access leads through to the fitted kitchen, which offers a range of wall and base units, space for appliances and a useful pantry providing additional storage.

To the rear of the ground floor is a shower room, separate WC and rear hallway providing access out to the garden. Upstairs, the first-floor landing leads to three bedrooms, with the main bedroom being particularly spacious and benefiting from built-in storage.

Outside, the property benefits from an enclosed rear garden, mainly laid to lawn with a paved patio area, shed and fenced boundaries, providing plenty of space to enjoy during the warmer months. There is also a useful outdoor store.

Edwin Street is conveniently positioned for access to Arnold town centre, with a wide variety of shops, supermarkets, cafés and everyday amenities nearby. The property is also well placed for local schools and transport links into Nottingham City Centre and surrounding areas.

With generous room sizes and excellent potential for a new owner to put their own stamp on, an early viewing is highly recommended.





Entrance Hallway
Wooden entrance door to the front elevation, carpeted flooring, carpeted staircase leading to the first floor landing, door leading through to the lounge.

Lounge
16'8" x 16'0" approx (5.1 x 4.9 approx)
UPVC double glazed bay window to the front elevation, carpeted flooring, fireplace, coving to the ceiling, door leading through to the kitchen.

Kitchen
11'1" x 10'9" approx (3.4 x 3.3 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and point for a cooker, space and plumbing for a washing machine, space and point for a fridge freezer, tiled splashbacks, UPVC double glazed windows to the rear and elevations, pantry providing useful additional storage space, doors leading off to:

Shower Room
5'10" x 5'6" approx (1.8 x 1.7 approx)
Internal window, shower with electric shower over, handwash basin.

Rear Hallway
UPVC double glazed door to the rear elevation, carpeted flooring, door leading through to the WC.

WC
2'7" x 4'7" approx (0.8 x 1.4 approx)
UPVC double glazed window to the rear elevation, WC, tiled splashbacks.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

Bedroom One
14'5" x 12'1" approx (4.4 x 3.7 approx)
UPVC double glazed window to the front elevation, carpeted flooring, built-in storage.

Bedroom Two
9'10" x 10'9" approx (3.0 x 3.3 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, storage heater.

Bedroom Three
7'2" x 7'6" approx (2.2 x 2.3 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, storage heater.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn, paved patio area, shed, fencing to the boundaries.

Outdoor Store
3'7" x 6'2" approx (1.1 x 1.9 approx)

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Electric
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 5500mbps
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



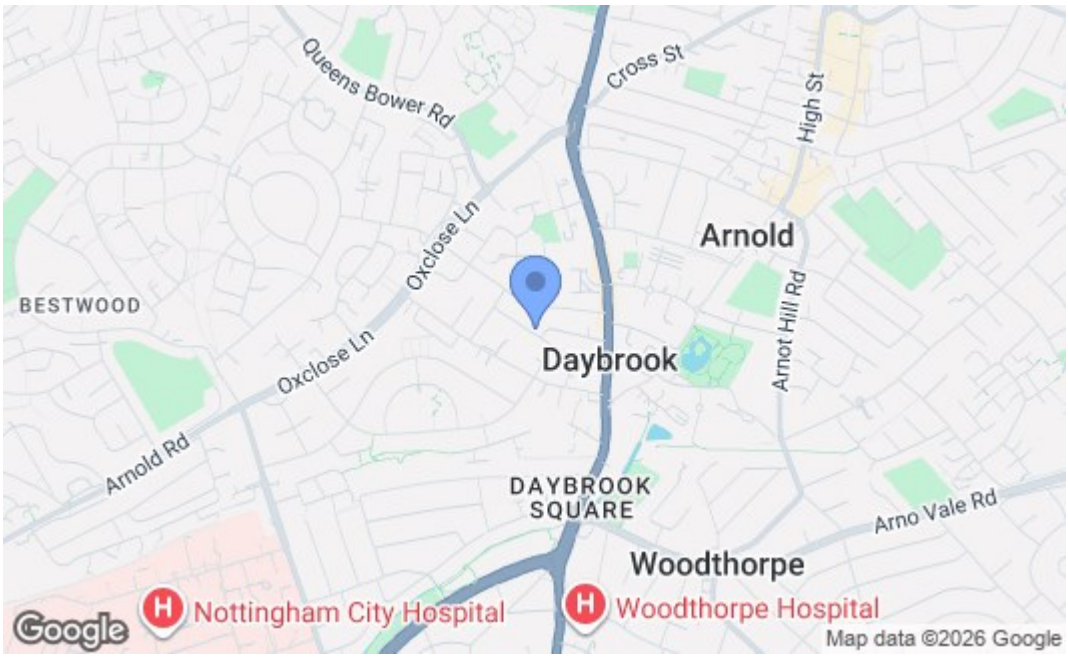


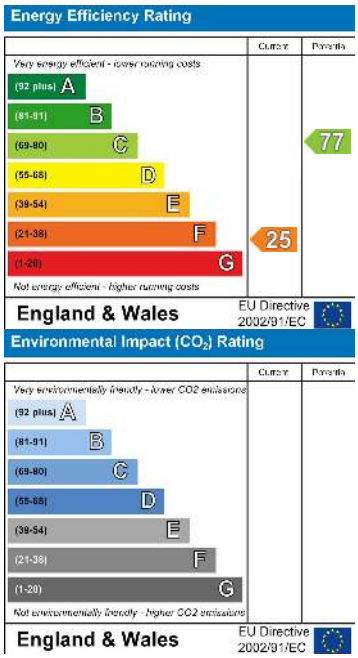












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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