

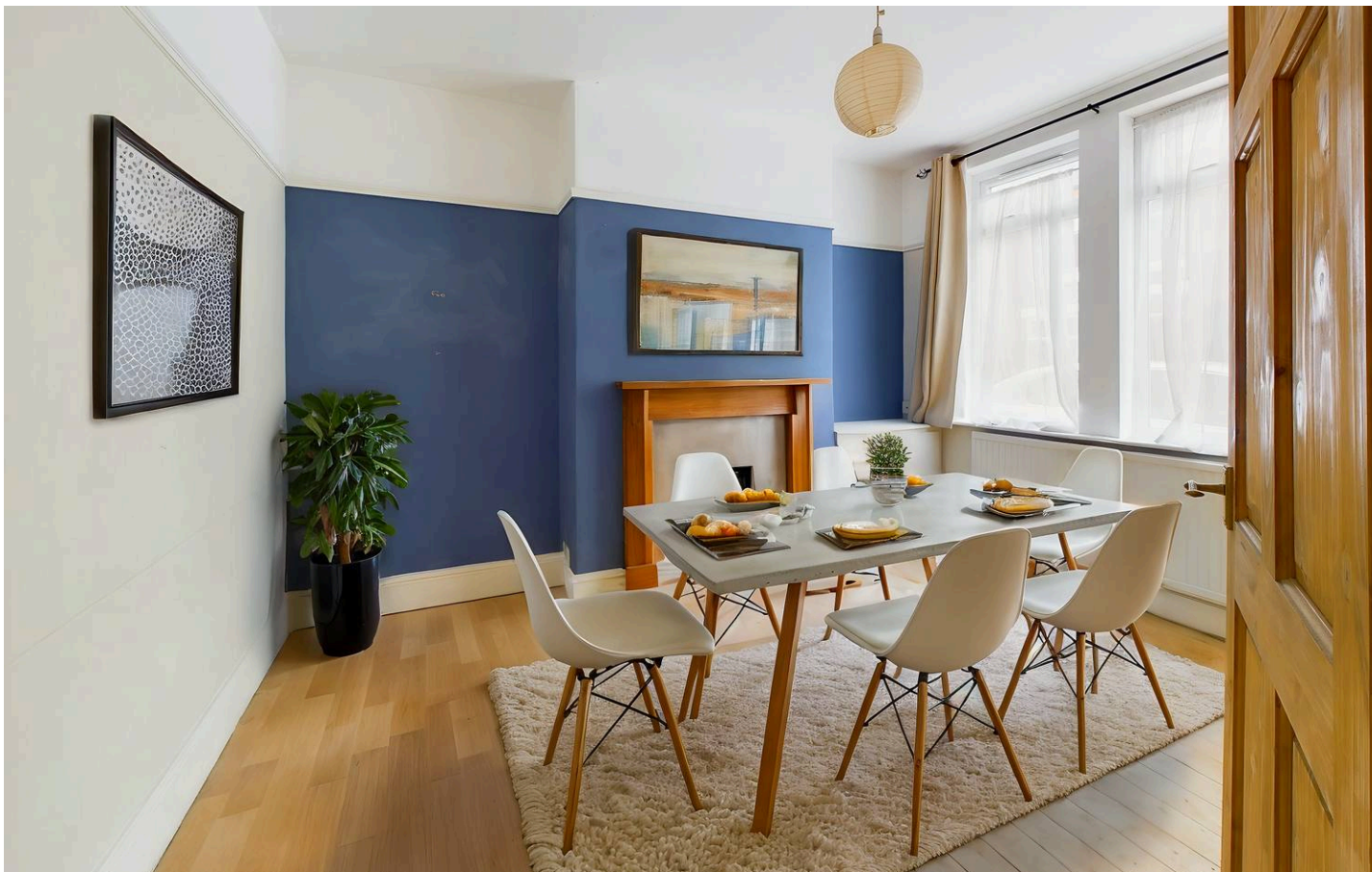


**43 Edwin Street, Daybrook – NG5 6AX**

Guide Price **£180,000 – £190,000**







## 43 Edwin Street

Daybrook, Nottingham

Council Tax band: A

Tenure: Freehold

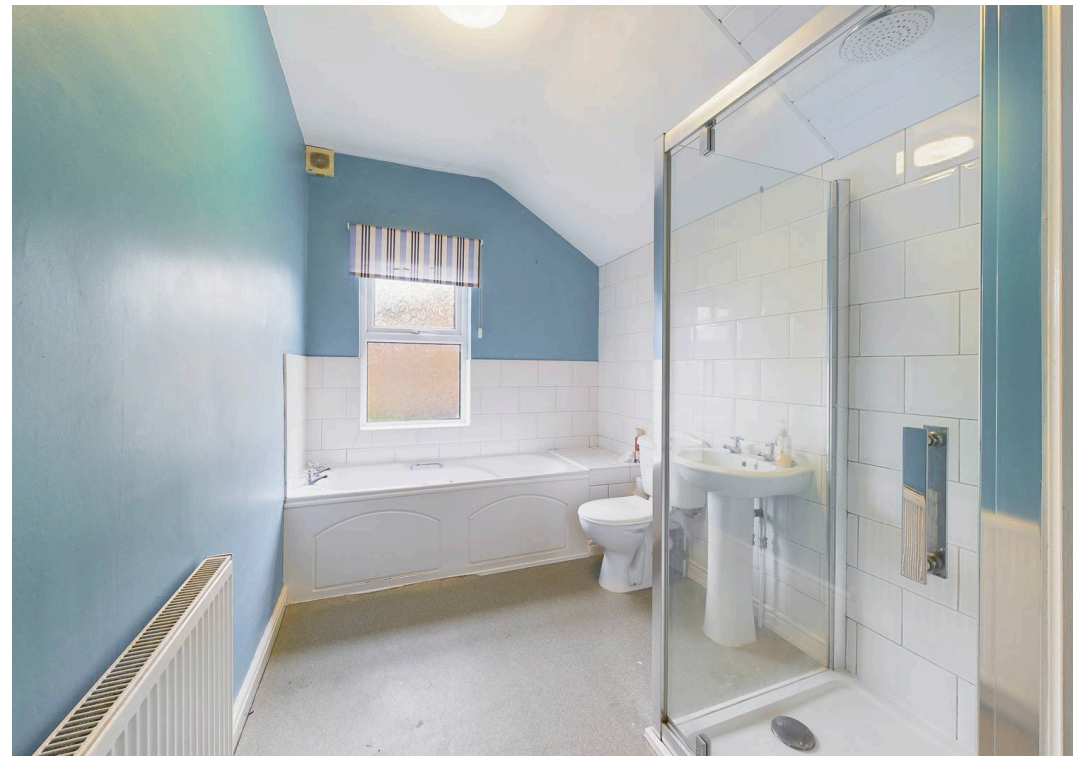
EPC Energy Efficiency Rating: D

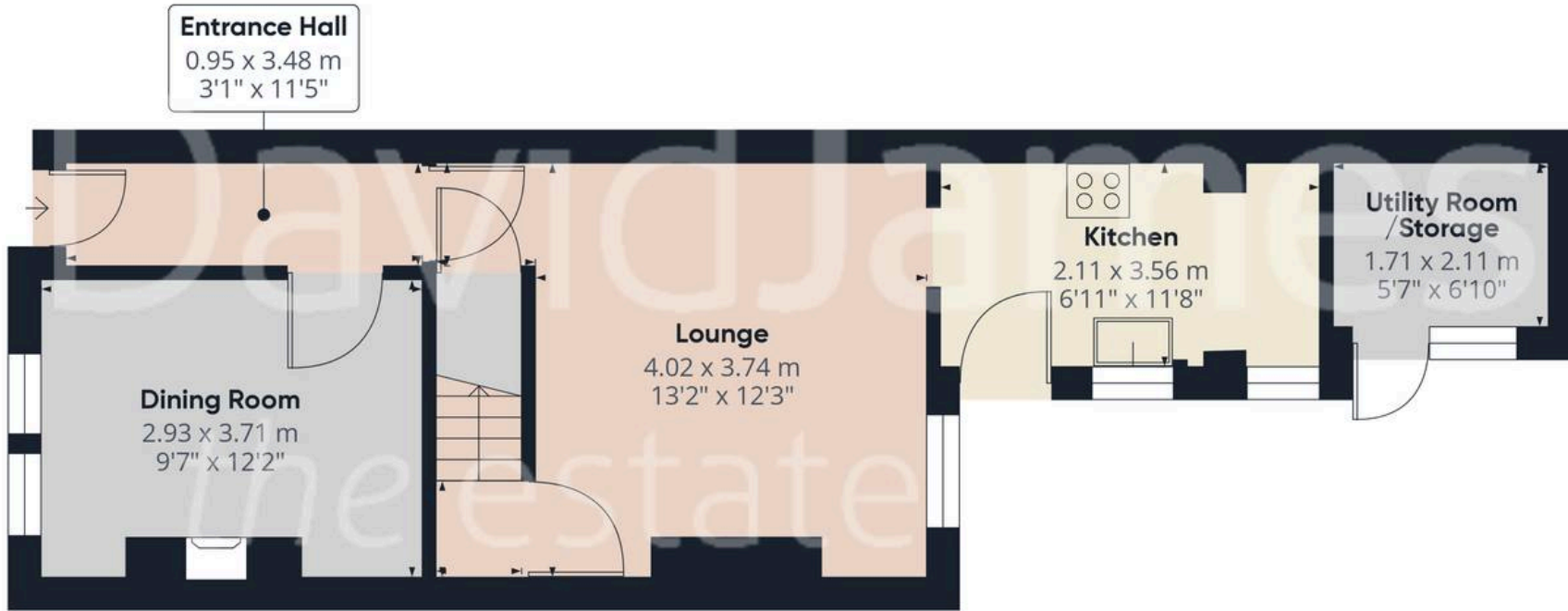
EPC Environmental Impact Rating:

- Well presented traditional mid-terrace property with period details throughout with no upward chain
- Two generous double bedrooms, both with decorative feature period fireplaces and bedroom one with built in wardrobe for additional storage
- Two versatile, bright and spacious reception rooms with feature fire surrounds
- Modern, galley-style kitchen with plenty of storage and worktop space, large windows and recessed ceiling lights ensure a bright and airy space
- Spacious four piece white bathroom suite featuring a full-sized bath and a separate glass-enclosed shower
- Rear courtyard area off the kitchen and separate generous lawned garden
- Gas central heating with combi boiler and UPVC double glazed throughout
- Brick built external utility/storage area
- On-street parking
- Close to a wide variety of local amenities, schools and public transport links









Floor 0

**Approximate total area<sup>(1)</sup>**  
76.4 m<sup>2</sup>  
822.36 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.