



33 Wordsworth Road, Daybrook – NG5 6HH

Guide Price **£220,000**

DavidJames
the estate agent



33 Wordsworth Road

Daybrook, Nottingham

NO CHAIN! Semi-detached home ideal for first-time buyers or investors with potential to personalise. Featuring dining/kitchen, spacious lounge, shower room, bathroom, 3 beds & detached garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi-detached home situated on a corner plot
- Offered with no chain and an excellent opportunity for first-time buyers, growing families or those seeking a convenient location
- Well-proportioned accommodation and perfect for those wishing to personalise their next home
- Practical porch leading into a welcoming entrance hallway with a downstairs three-piece shower room
- Generous lounge with dual aspect windows and decorative feature fireplace
- Good-sized dining kitchen with a range of fitted units, integrated cooking appliances and space for a dining table and chairs
- Three well-proportioned and versatile bedrooms
- Fully tiled bathroom with traditional three-piece suite including a bath with electric shower over
- Southerly-facing rear garden mainly laid to lawn with paved seating area

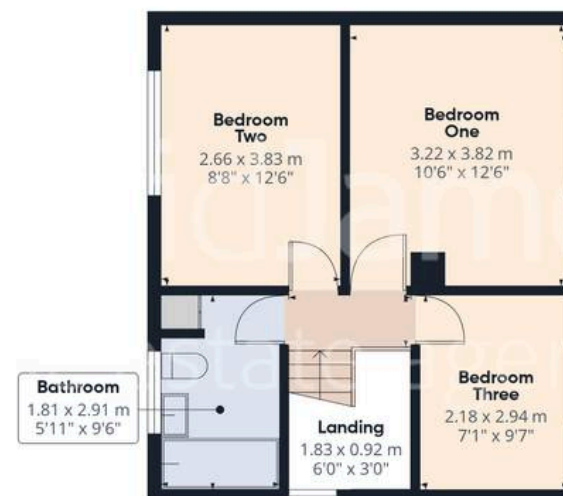








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

88.8 m²

955 ft²

(1) Excluding balconies and terraces

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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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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