



38 Nelson Road, Daybrook – NG5 6JE

Guide Price **£250,000**

DavidJames
the estate agent



38 Nelson Road

Daybrook, Nottingham

LOTS OF POTENTIAL! Charming 2 bedroom period mid-terrace home with no upward chain, featuring 2 reception rooms, large modern bathroom, spacious second floor loft and a generous rear garden!

Council Tax band: B

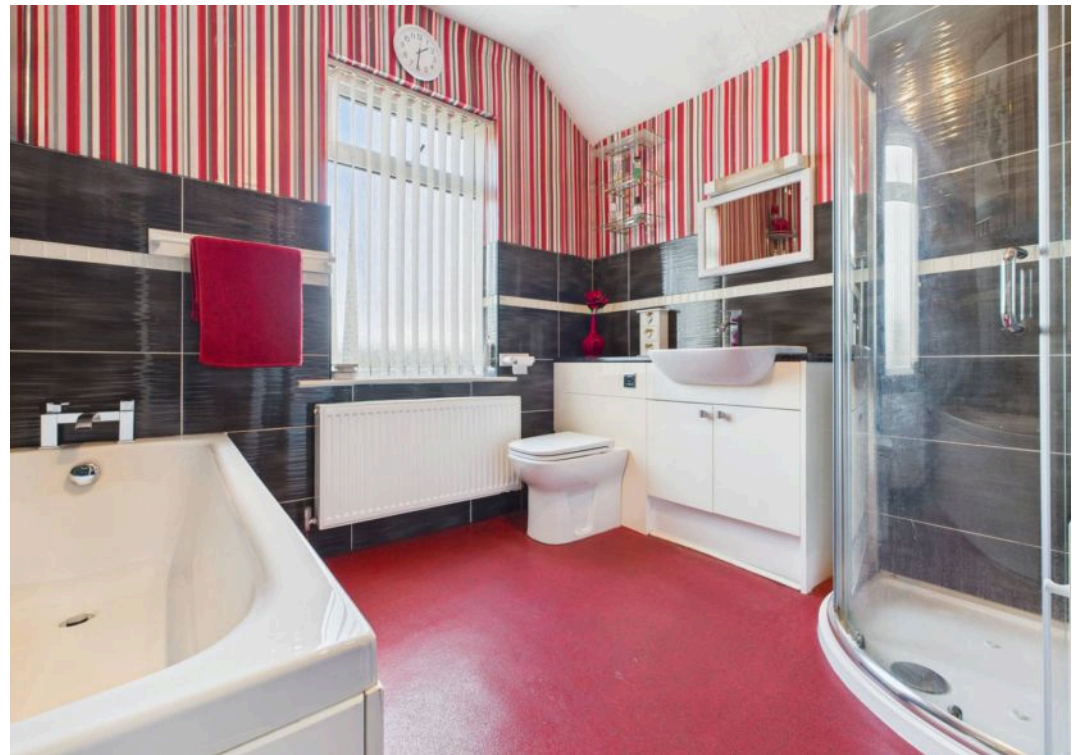
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Set in a highly convenient position just moments from Daybrook and Arnold's excellent amenities
- Charming two-bedroom period mid-terrace home ideal for first time buyers and investors alike
- Lovingly maintained over the years and presented to the market with no upward chain
- Generous accommodation with loft space with scope for additional accommodation (subject to permissions)
- Bright and cosy lounge featuring a bay window and adjoining dining room with views over the rear garden
- Well-equipped kitchen with shaker-style wood-effect units and integrated cooking appliances
- Cellars providing extra storage space and rear hallway with practical ground floor WC
- Two well-proportioned double bedrooms (main bedroom generously sized with fitted wardrobes)
- Large modern four-piece bathroom with corner enclosure, semi-recessed basin and a back-to-wall WC
- Generous rear garden with sitting/dining area and lawn







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
100.8 m²
1085 ft²

Reduced headroom
1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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