



**167 Sherbrook Road, Daybrook – NG5 6AS**

Guide Price **£220,000**

**DavidJames**  
the estate agent





## 167 Sherbrook Road

Daybrook, Nottingham

Well-presented, renovated and extended semi-detached home with no chain, close to Daybrook's amenities and bus services. Stylish open-plan dining/kitchen, 2 double beds and a south-west facing garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented and extended semi-detached home
- Excellent location close to Daybrook's amenities, supermarkets and bus services
- Recently renovated and offered to the market with no upward chain
- Perfect for first-time buyers or investors
- Welcoming lounge with bay window and feature brick fire surround
- Stylish open-plan dining/kitchen with feature picture window
- Well-equipped grey shaker style kitchen with wood-effect worktops
- Two double bedrooms (main bedroom with feature bay window)
- Modern three-piece bathroom suite with dual-head rainfall shower
- South-west facing rear garden with lawn and additional hard standing area











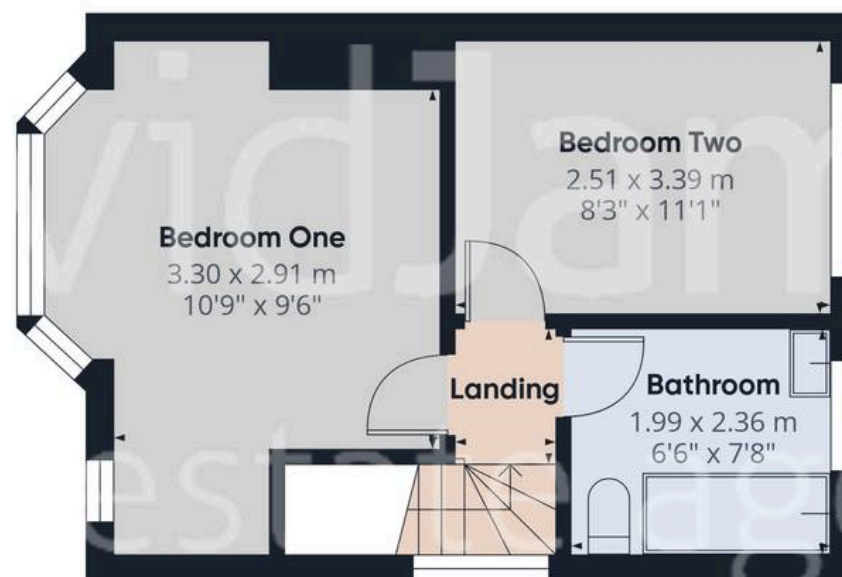


Floor 0

Approximate total area<sup>(1)</sup>

65.3 m<sup>2</sup>

703 ft<sup>2</sup>



Floor 1

(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

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