



7b, Church Avenue
Daybrook, Nottingham, Nottinghamshire, NG5 6LB

Guide Price
£100,000

2 Bedroom Duplex

- Leasehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Duplex apartment arranged over the first and second floors
- Two bedrooms
- Principal bedroom with en-suite shower room
- Spacious lounge, Fitted kitchen
- Private garage
- Double glazing and heating
- Popular Daybrook location close to Arnold Town Centre
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 7b, Church Avenue, Daybrook, Nottingham, Nottinghamshire, NG5 6LB](#)



Overview

Modern Method Of Auction - T & C's Apply - A well-proportioned two-bedroom duplex apartment occupying the upper two floors of an attractive period property, offering spacious and versatile accommodation arranged over two levels. The property benefits from its own private entrance, private garage, private garden and en-suite facilities, making it an ideal home for professionals, couples or small families.

The accommodation is arranged across the first and second floors and comprises a welcoming entrance hallway with stairs rising to the main living accommodation. The first floor features a generous lounge with ample natural light, providing an excellent space for both relaxation and entertaining. A well-appointed fitted kitchen offers a range of wall and base units with space for integrated and freestanding appliances. Also on this level is a spacious double bedroom and a contemporary family bathroom.

The second floor provides the principal bedroom suite, a bright and airy room benefiting from en-suite shower facilities and useful eaves storage, creating a private and comfortable retreat separate from the main living areas.



Externally, the property enjoys the rare advantage of a private enclosed garden, offering space for outdoor dining, entertaining and gardening. In addition, a private garage provides secure parking and valuable storage space. The property also boast solar panels with a generous tariff payment each year.

Situated on Church Avenue in the popular Daybrook area of Nottingham, the property enjoys an excellent position within easy reach of everyday amenities and commuter routes. Daybrook is a well-established residential area known for its convenient location, strong community feel and excellent local services. Residents benefit from a variety of nearby supermarkets, independent shops, cafés, restaurants and leisure facilities, while regular bus services provide straightforward access to Nottingham City Centre and surrounding areas.

Arnold Town Centre is located just a short distance away and offers an extensive range of shopping, dining and entertainment options, including national retailers, local businesses, supermarkets, banks, healthcare services and leisure facilities. The area is also well served by highly regarded schools and recreational amenities, with nearby parks and green spaces providing opportunities for outdoor activities and family enjoyment.



Further benefits excellent access to Nottingham City Centre, the Ring Road and wider transport networks.

Agents note; the property has access through a pedestrian shared right of way.

Agents note: The property is a leasehold property and normally have monthly/annually fees, the vendor advises they do not currently pay or contribute to any fees. For further information please speak to branch or seek advice from your solicitor.







Church Avenue, Daybrook, Nottingham, NG5

Approximate Area = 677 sq ft / 62.8 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 829 sq ft / 76.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026.
Produced for Pygott & Crone. REF: 1471672



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





Houses. Homes. Harmony.



7b, Church Avenue, Daybrook
is on the market with our Wollaton branch

158a Bramcote Lane, Wollaton NG8 2QP

0115 985 4994