



Holborn Avenue, Nottingham
£995 pcm

 **Comfort**
Estates



Holborn Avenue

Nottingham, Nottingham

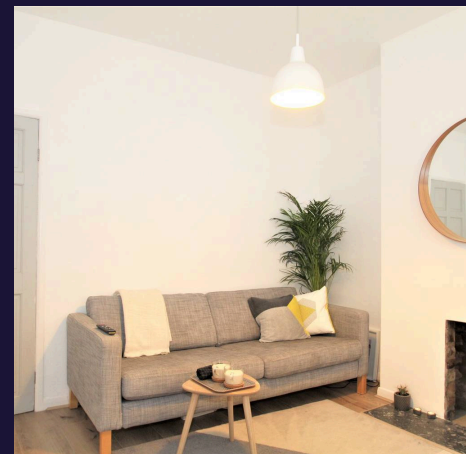
Comfort Estates are delighted to present this beautifully maintained two-bedroom terraced house to the market.

Full of character, charm and contemporary interiors, this home is ideally located within easy reach of Nottingham City Centre. With excellent transport links and just a 15-minute walk to Hockley and the historic Lace Market, the location offers both convenience and lifestyle.

The nearby Sneinton Market Avenues provide a vibrant hub of creative and independent businesses, cafés, and events – right on your doorstep.

The property itself briefly comprises: two inviting reception rooms, a modern fitted kitchen, two generously sized double bedrooms, a family bathroom, and a private rear courtyard garden.

Early viewing is strongly recommended to avoid disappointment. Call today to arrange your viewing!





Kitchen

9' 1" x 6' 11" (2.77m x 2.10m)

A stylish new kitchen with modern grey units, wooden worktops, and white tiled splashbacks. There is an integrated gas hob, electric oven, and washing machine included. This space benefits from plenty of light via a upvc window and a upvc/glass rear door leading to the courtyard garden.

Dining Room

13' 1" x 13' 0" (3.98m x 3.97m)

The laminate flooring continues through to the unique dining space. This room has an exposed brick fireplace, stylish glass dome light fitting, double glazed upvc window to the rear of the property, and leads directly through to the kitchen.

Living Room

13' 6" x 13' 2" (4.11m x 4.01m)

Entering through a modern upvc door into a spacious lounge. The room is bright and neutrally decorated with quality laminate flooring, feature fireplace with a marble style hearth, dome pendant light fitting, and a double glazed upvc window to the front aspect dressed with wooden Venetian blinds.

**Bedroom 1**

13' 6" x 13' 2" (4.12m x 4.01m)

A great sized double bedroom to the front of the property. This room benefits from a built-in wardrobe and is neutrally decorated with a grey carpet, white walls, modern pendant light fitting, and Venetian blinds.

Bedroom 2

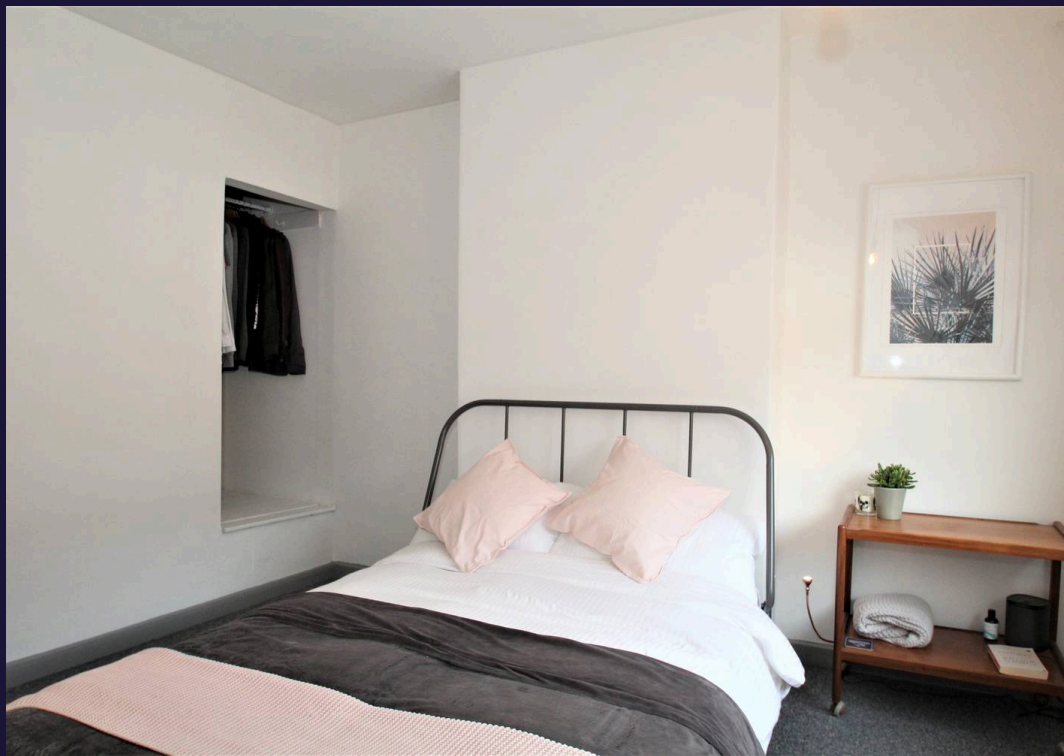
12' 3" x 6' 7" (3.74m x 2.00m)

The second bedroom would make an ideal office or guest bedroom, but would also fit a small double bed. It is neutrally decorated with white walls, grey carpet, modern pendant light fitting and a upvc window dressed with a blind overlooking the garden and a lovely view of Green's Windmill.

Bathroom

9' 10" x 6' 7" (3.00m x 2.00m)

A fresh white bathroom with tiled wall, shower over bath, toilet, and washbasin.





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