

## Woodborough Road

, Nottingham, NG3 1AZ

£3,476 Per Month

\*\* | Students 25/26 | Close to NTU | Fully Refurbished | Smart TVs in Bedrooms | £160 pppw INC BILLS | Two free large Papa John's pizzas weekly (T+C's apply, capped at 32 weeks) | \*\*

Situated just minutes away from Nottingham Trent City Campus in a sought-after student area on Woodborough Road. This 5-bedroom property has recently been refurbished to create a modern and stylish house, perfect for student living with excellent transport links into Nottingham and the surrounding areas.

The lounge is furnished with two sofas as well as a modern breakfast bar and a large wall mounted smart TV. With white painted walls, white woodwork and a grey coloured flooring, the room creates a homely space which is perfect for socialising.

Leading on from the lounge is a modern fitted kitchen with gloss units & tiled flooring. The kitchen is equipped with a full set of appliances including fridge freezer, oven, gas hob, microwave, washing machine and dryer.

A cosy rear garden with picnic bench and garden furniture is perfect for the summer months.

### Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708 if you wish to arrange a viewing appointment for this property or require further information.

- FIVE DOUBLE BEDROOMS
- FULLY FURNISHED
- IMMACULATE THROUGHOUT
- 51 WEEK CONTRACT
- VIRTUAL TOUR AVAILABLE
- £160PPPW INC BILLS + TWO FREE LARGE PAPA JOHN'S PIZZAS WEEKLY (T+C'S APPLY)
- AVAILABLE ACADEMIC YEAR 2025/26
- CLOSE TO NTU
- CLOSE TO CITY CENTRE
- SMART TV IN BEDROOMS



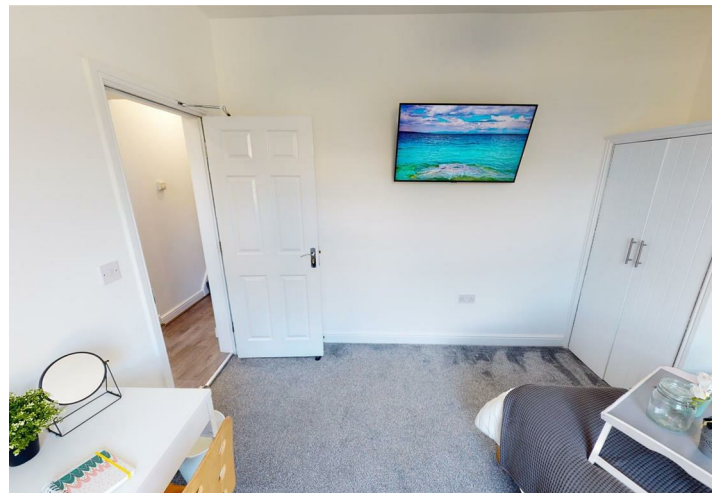
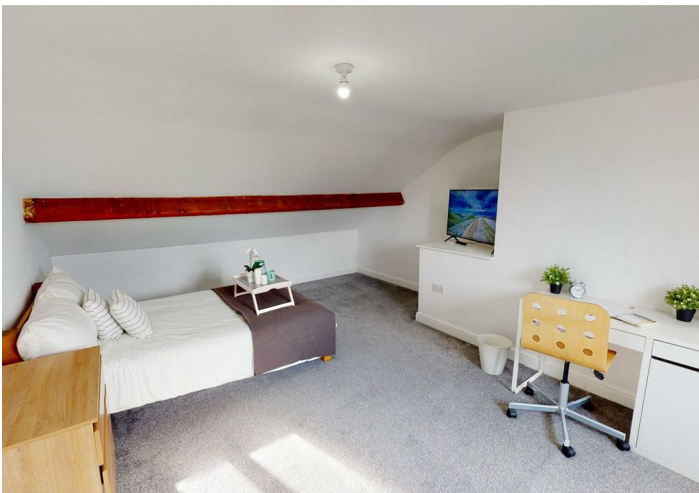
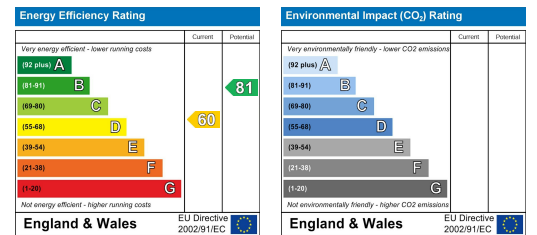
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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