



Canning Terrace, Nottingham
£1,100 pcm



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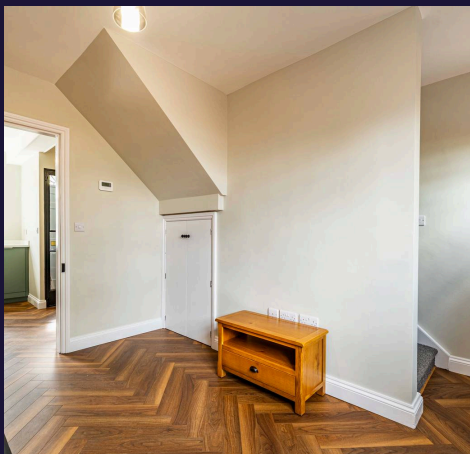
Nottingham

This one bedroom historic cottage has been lovingly renovated and fully modernised to create an intimate city living experience. Tenants will benefit from stylish interiors, thoughtful high-end features and appliances, clever storage solutions, and an abundance of light from original windows with secondary glazing. You will enjoy a thriving city centre on your doorstep, with plenty of shops, bars, restaurants and theatres just a stone's throw away. This includes some of Comfort Estate's own favourite independent retailers located just off Canning Circus on Derby Road. There are plenty of transport links close by including Nottingham train station and the bus and tram network.

In brief the property comprises of entrance hallway, modern kitchen with high-end appliances, a separate living room, 3 piece suite bathroom, large double bedroom, and a large private courtyard with self-contained home office.

Available from the 31st August, the property is offered part-furnished and is perfect for a single occupant or couple looking to be close by to the City Centre.

Call Comfort Estates now to book your viewing appointment.





Kitchen/Diner - Located to the front of the property, through Crittall doors off the entry hall. The kitchen is finished to a high-spec with white walls, herringbone flooring, and original windows, with secondary glazing. The kitchen comprises green units with an integrated dishwasher, four ring hob/ oven, a free-standing fridge/ freezer, and a dining table with chairs.

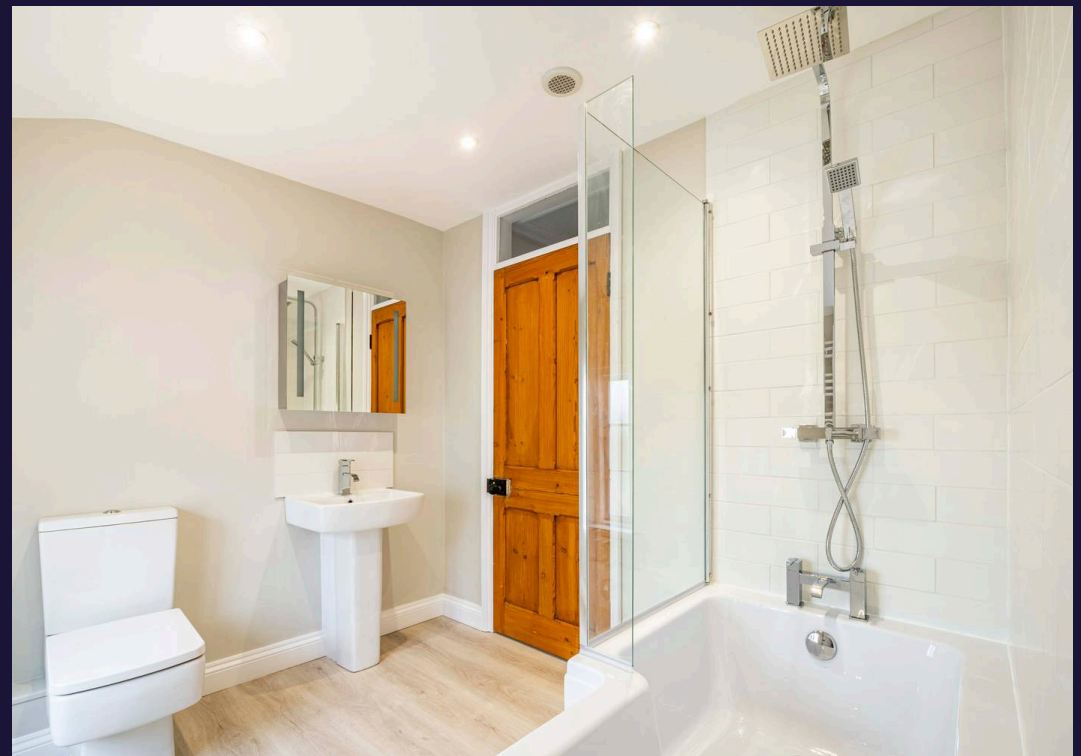
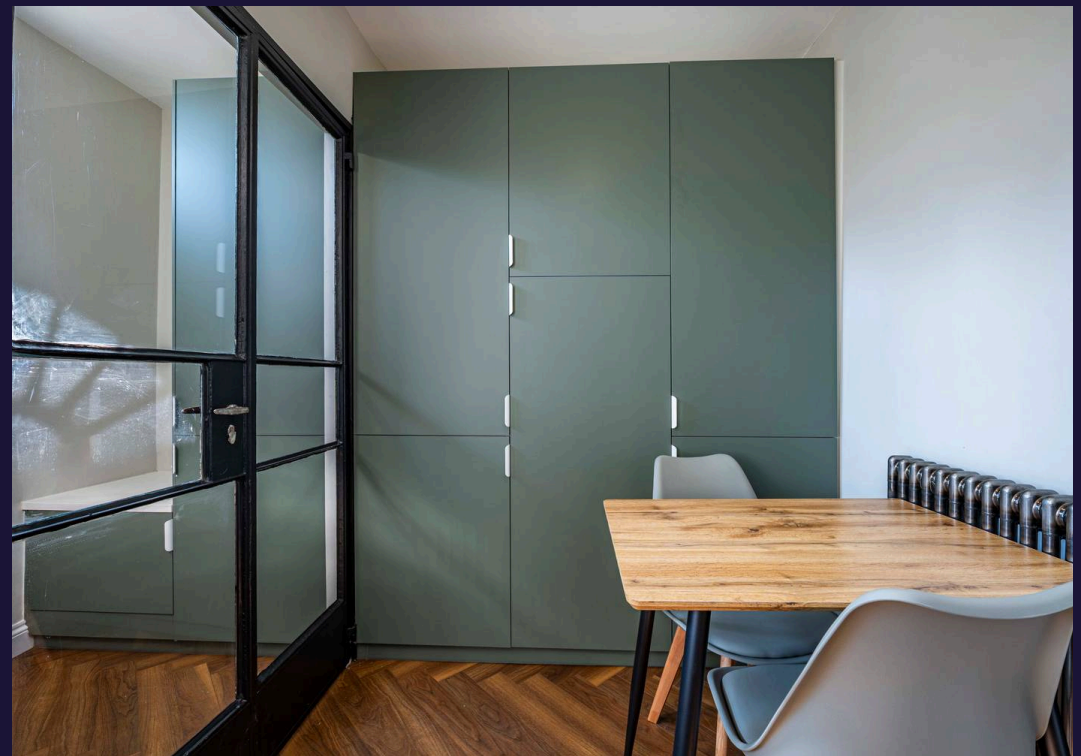
Living Room - Decorated with off white walls and herringbone flooring. The room consists of a 3-seater sofa, and tv stand. There are traditional style radiators, and original windows giving the room plenty of light. With understairs storage, the living room also leads to the garden at the rear.

Bedroom - The bedroom is a large double located at the front of the property. The bedroom is decorated with grey carpets and off white walls. The room benefits from large built-in wardrobes. The room also features original windows with secondary glazing to maintain peace and quiet.

Bathroom

A luxurious bathroom with 3 piece suite. An original window to the rear of the property with obscured glass provides plenty of light. Decorated with white tiling and light wood effect flooring. The 3 piece suite includes free-standing wash hand basin with mirrored storage cabinet above, shower with rain shower head over bath and wc. The bathroom also holds a storage cupboard containing a washing machine and boiler.

Self-Contained Office - A fantastic addition to the property is the brick-built, self-contained home office located in the rear garden. Fully insulated and equipped with lighting, heating, and power, it provides a comfortable and practical workspace, making it ideal for those working from home or in need of a dedicated hobby or study room.







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