



✦ Enhanced with AI by [SIREET](#)

Marlborough Road, Beeston
£ pcm





Marlborough Road

Beeston, Nottingham

Comfort Estates are delighted to present one bedroom within this spacious 4-bedroom professional house share, with all bills included – gas, electric, water, council tax, and TV licence.

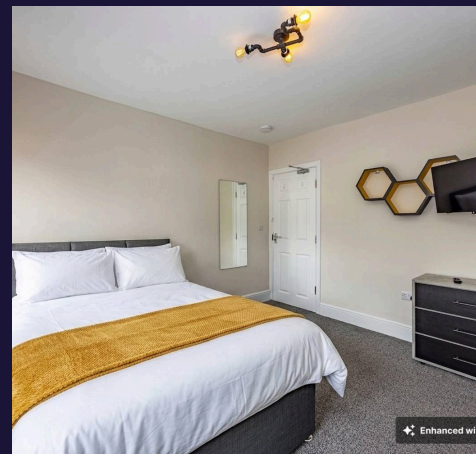
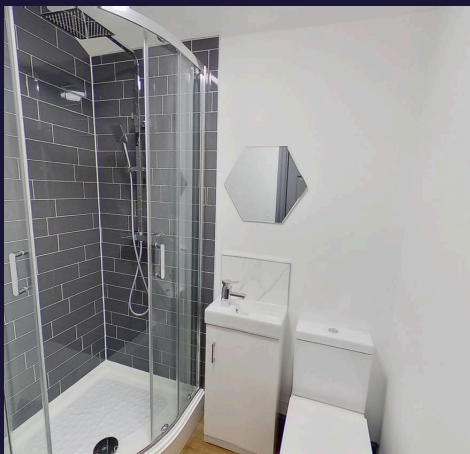
Ideally located just a short walk from Beeston High Street, you'll have a fantastic range of restaurants, shops, and excellent transport links to the city centre right on your doorstep.

This advertisement is for single occupancy of one room within the property.

The available room is situated on the first floor to the front of the property. The room has been freshly redecorated and comes complete with furnishings and a brand-new TV for your convenience and the benefit of an off-suite bathroom for use of Room 3's resident only. The shared communal area is comprised of a living room and the kitchen which comes with all appliances included. There is a lovely garden to the rear which features a decked area and lawn with mature shrubs surrounding it.

Additional benefits include a 360° Virtual Tour – available 27th July 2026!

Call today to arrange your viewing and avoid disappointment.





Bedroom

12' 1" x 11' 3" (3.69m x 3.43m)

This double bedroom is fitted with everything you need to make it feel like home. It's been redecorated throughout and has a desk, chest of drawers and a wardrobe with plenty of storage and space to call home. The room also comes with a new TV and is filled with natural light thanks to the large windows in the room. Don't miss out on this amazing room in this amazing property.

Shared Kitchen

8' 11" x 7' 0" (2.73m x 2.14m)

This modern kitchen comes equipped with everything you need. It is comprised of an electric hob, oven, fridge, freezer, dishwasher, washing machine, microwave and toaster.

Shared Living Area

12' 3" x 12' 0" (3.73m x 3.67m)

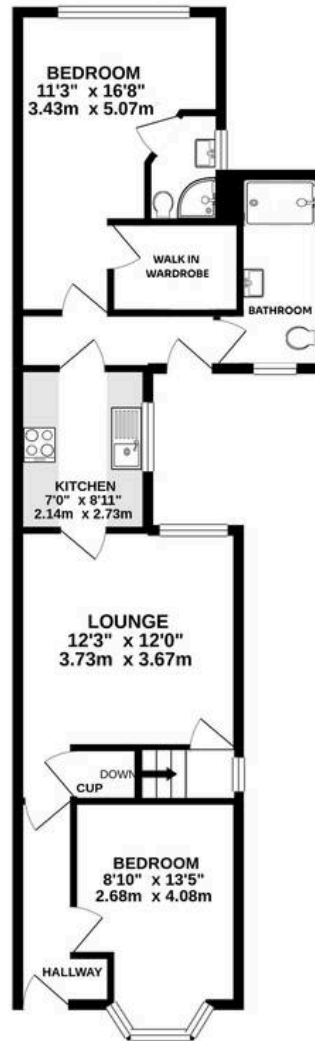
This modern living area is a perfect space to relax away from your room – it includes a sofa, table and chairs, and TV.

Bathroom

Modern decorated bathroom featuring a spacious shower cubicle, WC and sink. Whilst this is not an en-suite, the bathroom is for use of Room 3's resident only.



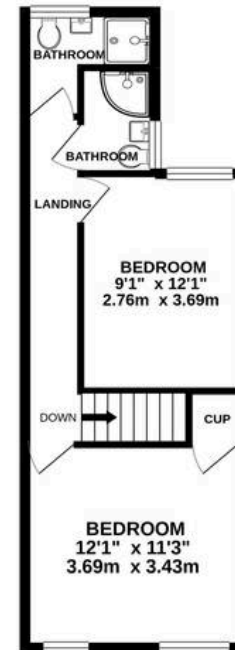
Comfort Estates



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.