



Rossington Road, Nottingham
£950 pcm

 **Comfort**
Estates



Rossington Road

Nottingham,

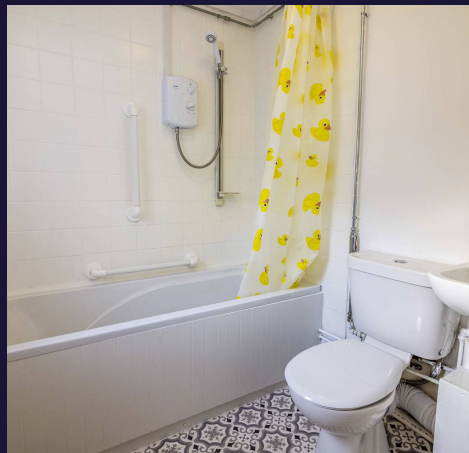
Comfort Estates are delighted to present this well-presented two-bedroom mid-terraced property, offering spacious accommodation within the popular residential area of Sneinton.

The property briefly comprises a bright and welcoming living room with wood-effect flooring and large front-facing window, leading through to a generous separate dining room with useful understairs storage. To the rear, the fitted kitchen offers a range of wall and base units, generous worktop space and access through to the rear courtyard garden and bathroom. The bathroom is fitted with a white three-piece suite including a bath with shower over, wash hand basin and WC.

To the first floor are two well-proportioned double bedrooms, both benefitting from neutral décor and plenty of natural light.

Externally, the property benefits from a low-maintenance rear courtyard garden and on-street parking to the front.

Ideally located within easy reach of Nottingham City Centre, Hockley, the Lace Market and Sneinton Market Avenues, the property also benefits from excellent transport links and nearby local amenities. Available now!





Lounge

11' 1" x 11' 5" (3.39m x 3.48m)

Bright and welcoming reception room positioned to the front of the property, benefitting from a large front-facing window allowing for plenty of natural light throughout. Finished with neutral décor and wood-effect flooring, the room offers ample space for both lounge furniture and additional storage, creating a comfortable and versatile living environment.

Dining Room

11' 1" x 14' 7" (3.39m x 4.44m)

Spacious second reception room positioned to the centre of the property, offering flexible living and dining space ideal for entertaining or working from home. Finished with neutral décor and wood-effect flooring, the room benefits from a large rear-facing window allowing for plenty of natural light, alongside useful under stairs storage, stairs rising to the first floor and access through to the kitchen.

Kitchen

5' 10" x 9' 11" (1.79m x 3.02m)

Fitted galley-style kitchen benefitting from a range of wall and base units, generous worktop space and tiled splashback surrounds. The kitchen includes a freestanding oven, hob and extractor fan, alongside an undercounter fridge. Finished with wood-effect flooring and neutral décor, the room also benefits from natural light from dual side-facing windows and provides direct access through to the rear garden and bathroom. A useful rear vestibule area also offers plumbing and space for a washing machine for added practicality.



Bathroom

5' 10" x 6' 11" (1.79m x 2.11m)

Fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and WC. Finished with tiled walls and patterned flooring, the bathroom also benefits from a vanity shelf and mirror, electric shower and frosted window allowing for natural light and ventilation.

Bedroom 1

11' 1" x 11' 5" (3.39m x 3.48m)

Well-proportioned double bedroom positioned to the front of the property, benefitting from a large front-facing window allowing for plenty of natural light throughout. Finished with neutral décor and fitted carpet, the room offers ample space for bedroom furniture and additional storage, creating a bright and comfortable sleeping environment.

Bedroom 2

11' 1" x 11' 6" (3.39m x 3.51m)

Further spacious double bedroom positioned to the rear of the property, benefitting from a large rear-facing window allowing for plenty of natural light throughout. Finished with neutral décor and fitted carpet, the room offers ample space for bedroom furniture and further benefits from two useful built-in storage cupboards, providing excellent additional storage space.





GROSS INTERNAL AREA
FLOOR 1: 39 m², FLOOR 2: 27 m²
TOTAL: 66 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

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