



44 Teversal Avenue, Nottingham
£3,494 pcm



44 Teversal Avenue

Nottingham, Nottingham

This fantastic 6-bedroom home on one of Lenton's most sought-after roads is a perfect location in the heart of a popular student area. You will have easy access into the City Centre and to both Universities, not to mention only around the corner from the iconic Savoy Cinema, providing you with plenty of options for those much needed nights away from studying!

An attractive semi-detached Victorian property, having undergone an extensive upgrade with the recent addition of double glazing, a new kitchen, a new bathroom, new decor and furniture and a new boiler. Arriving at the property you will be greeted by the stained-glass feature to the front door, which opens onto the generously sized hallway. The 5 large double bedrooms are fitted with everything you need to make the space your own. Each room has lots of storage space, including a desk, drawer and wardrobe.

An Ideal location for students wanting to be at the heart of it all, just a 15-minute walk to Nottingham Trent University with lively pubs, cafés, and shops. Just a short walk from the City Centre and packed with student life.

Don't miss out on making this stunning property your new home – book your viewing today!

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| Your Next Student Home for 2026/27 | £134 pppw | 49 Week Contract | 360 Virtual Tour Available | 6 Double Bedrooms | 2 Shower Rooms | 18 Minute Walk to Nottingham Trent University | Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Bills Included Option Available
- 6 Double Bedrooms
- 2 Bathrooms
- Tumble Dryer
- Close to NTU
- Close to City Centre
- Close to Savoy Cinema
- Close to Local Shops, Cafes and Bars



Entrance Hallway

A lovely bright entrance hallway provides access to bedroom 1, the lounge/dining/kitchen area and also the stairs to the first floor.

Lounge/Kitchen/Diner

An open and spacious living room neutrally decorated and furnished with a large corner sofa and wall mounted tv, leading onto an open plan dining/kitchen area with dining table and chairs and a fully fitted kitchen including a fridge/freezer, dishwasher, oven, hob, toaster and kettle.

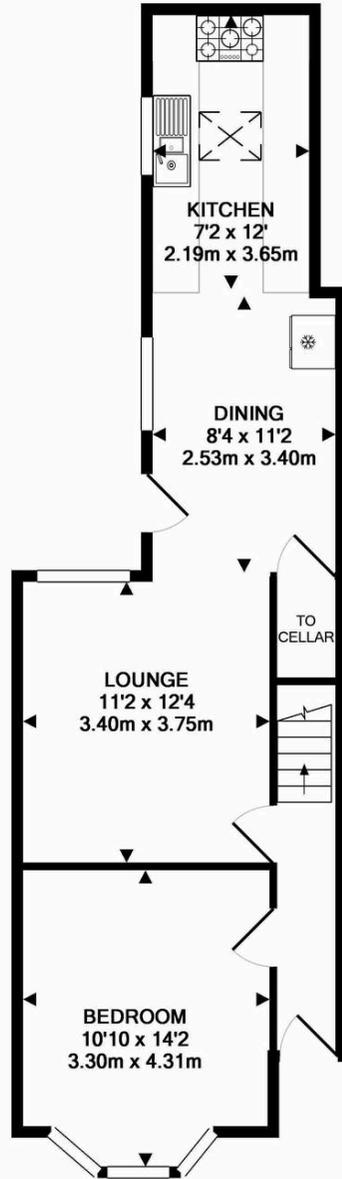
6 Bedrooms

This property has 8 spacious double bedrooms that are fitted with a desk, drawer, wardrobe, wired internet point and TV input. There is plenty of space to make the room feel like yours. There is lots of storage and tonnes of natural lighting in all bedrooms.

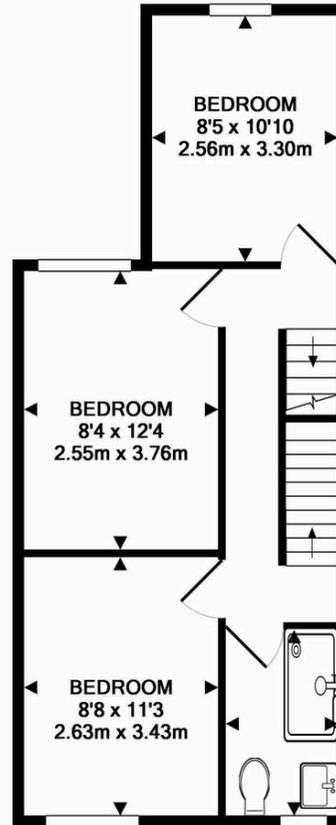
2 Shower Rooms

2 shower rooms including a large shower, toilet, wash basin and mirror.

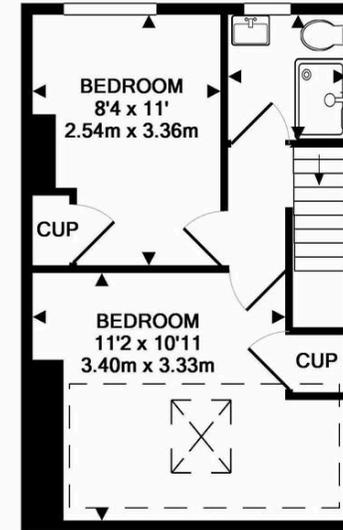




GROUND FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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