

Room 3, Gadd Street, Nottingham

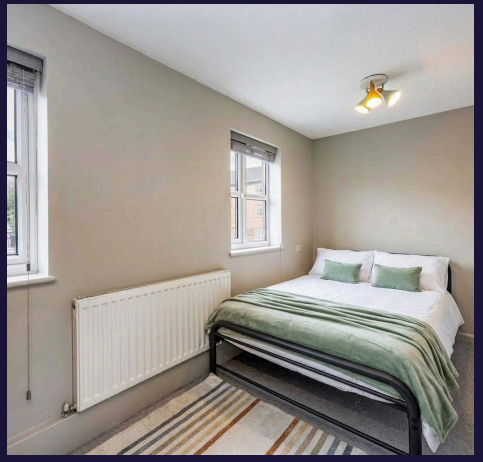
£495 pcm

Comfort Estates









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Nottingham

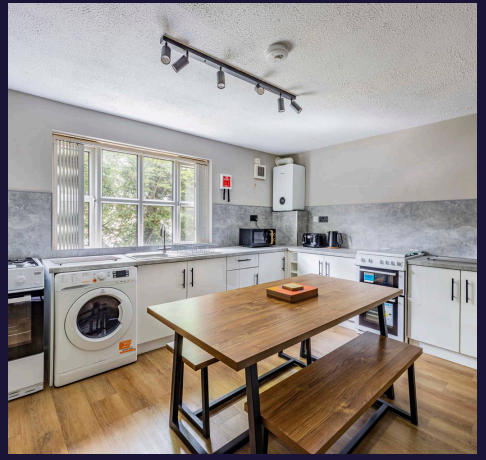
Comfort Estates are delighted to present this spacious double bedroom within a modern six-bedroom professional house share on Gadd Street.

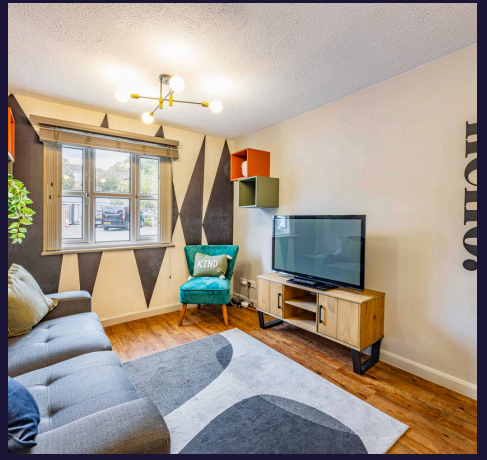
Available immediately, this fully furnished room is located on the first floor and offers comfortable accommodation within a well-maintained and sociable professional household. The room comes furnished with a bed and mattress, wardrobe, desk and chair, providing everything needed for convenient day-to-day living.

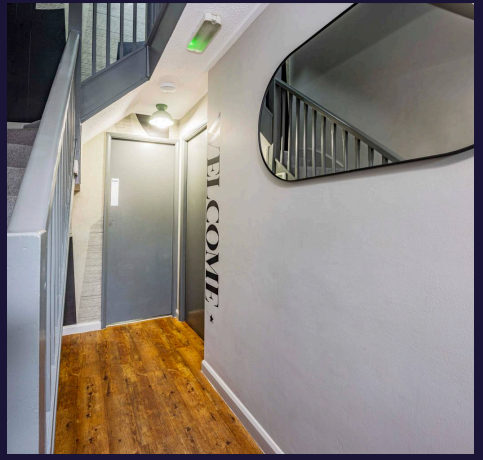
Tenants benefit from access to a generous shared lounge, stylish communal kitchen/diner and two shared bathrooms. The well-equipped kitchen includes a range of appliances, ample storage space and a dining area in the centre, while the comfortable living room provides the perfect place to relax and socialise.

The property is decorated to a modern standard throughout and comes fully furnished, with all bills included within the rent for added convenience. Additional household items, including a Henry vacuum cleaner, iron and ironing board, are also provided for tenant use.









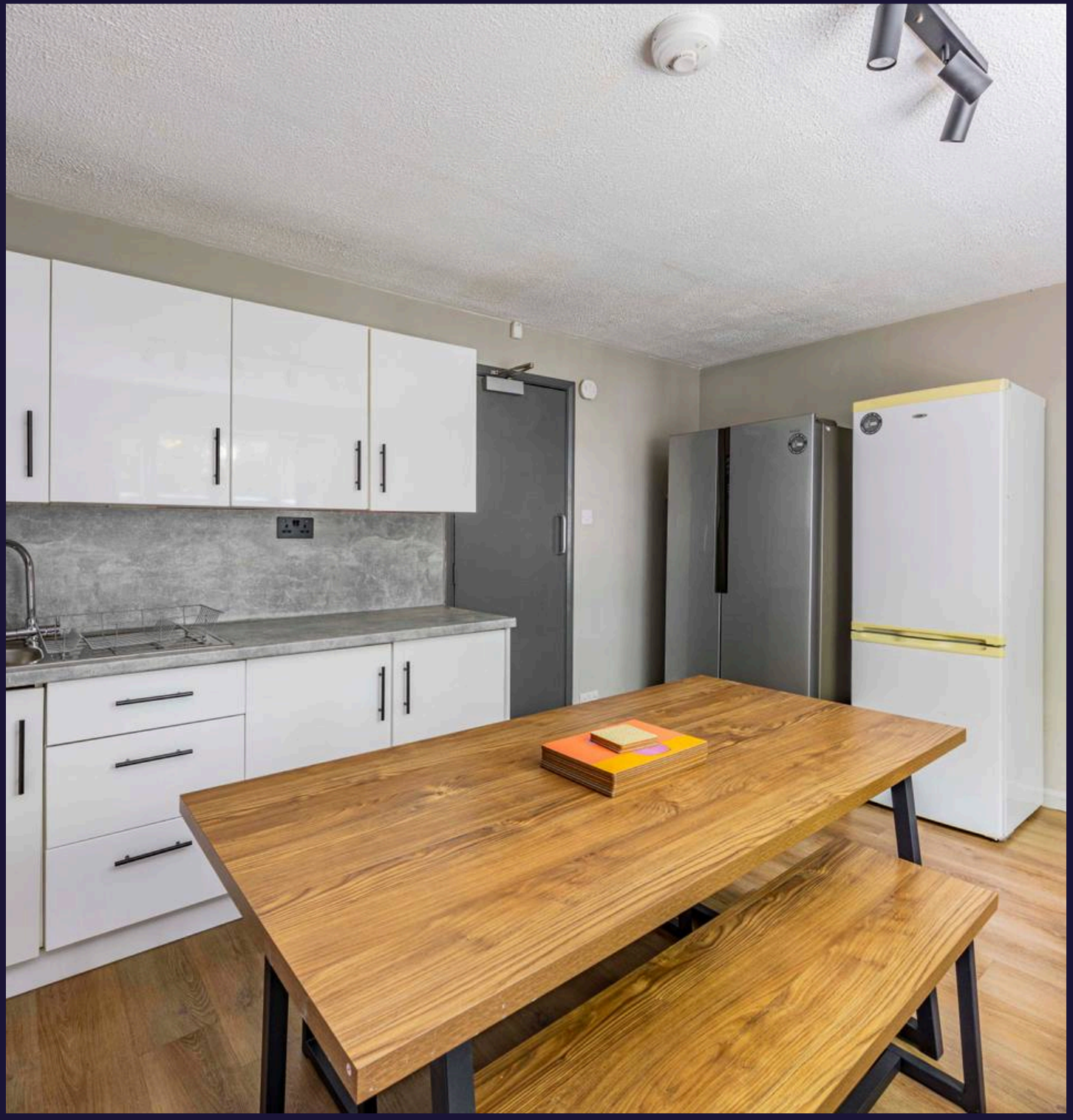
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Further benefits include on-site parking and an excellent location with easy access to Nottingham City Centre, local amenities, public transport links and major road networks.

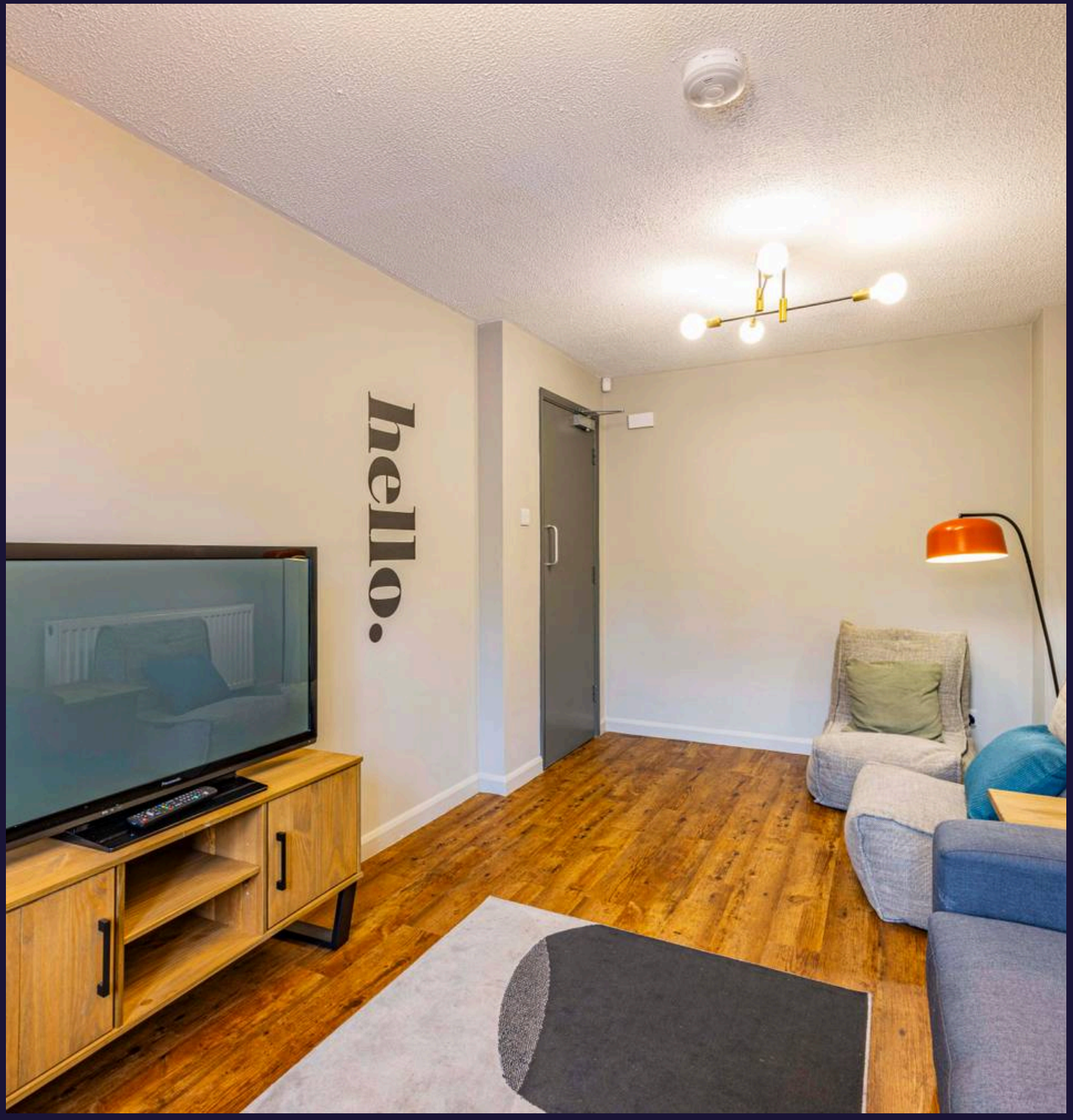
Inclusive of utilities - gas, electric, water, WiFi, TV licence for lounge TV.

Available now, this room would be ideal for a professional seeking high-quality accommodation in a convenient location. Early viewing is highly recommended.



Bedroom 3
12' 2" x 7' 7" (3.70m x 2.30m)
Located at the front of the property on the first floor, this well-presented double bedroom is tastefully decorated in neutral grey tones with fitted carpeting throughout. The room comes fully furnished with a bed and mattress, wardrobe, desk and chair, mirror and a wall-mounted cabinet, providing both comfortable living and practical storage solutions. A window fitted with a blind allows plenty of natural light while maintaining privacy, creating a bright and comfortable space ideal for professional tenants.

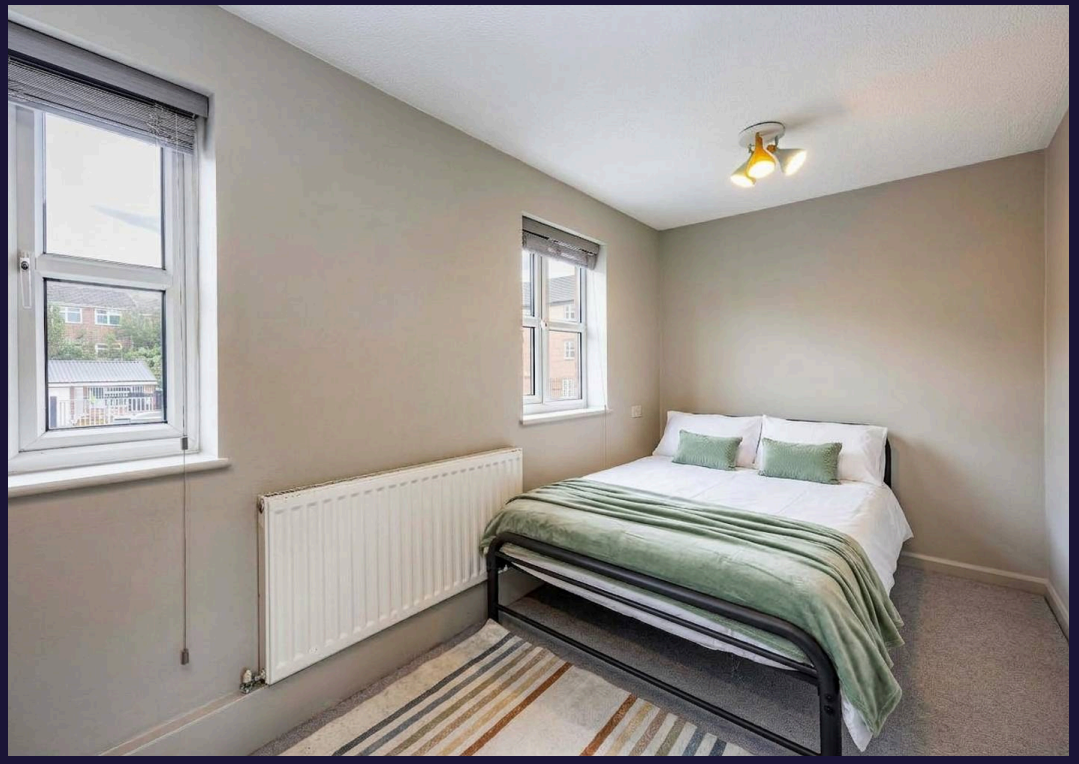
Bathroom
8' 6" x 4' 11" (2.60m x 1.50m)
The property benefits from two modern shared bathrooms, conveniently located on the first and second floors and available for use by all tenants. Both bathrooms are finished to a contemporary standard, featuring stylish mosaic-patterned vinyl flooring and neutral grey and white décor throughout. Each bathroom is fitted with a shower cubicle, wash hand basin and WC, while wall-mounted shelving provides useful storage space for toiletries and everyday essentials. Practical and well maintained, these facilities are designed to comfortably serve the household.

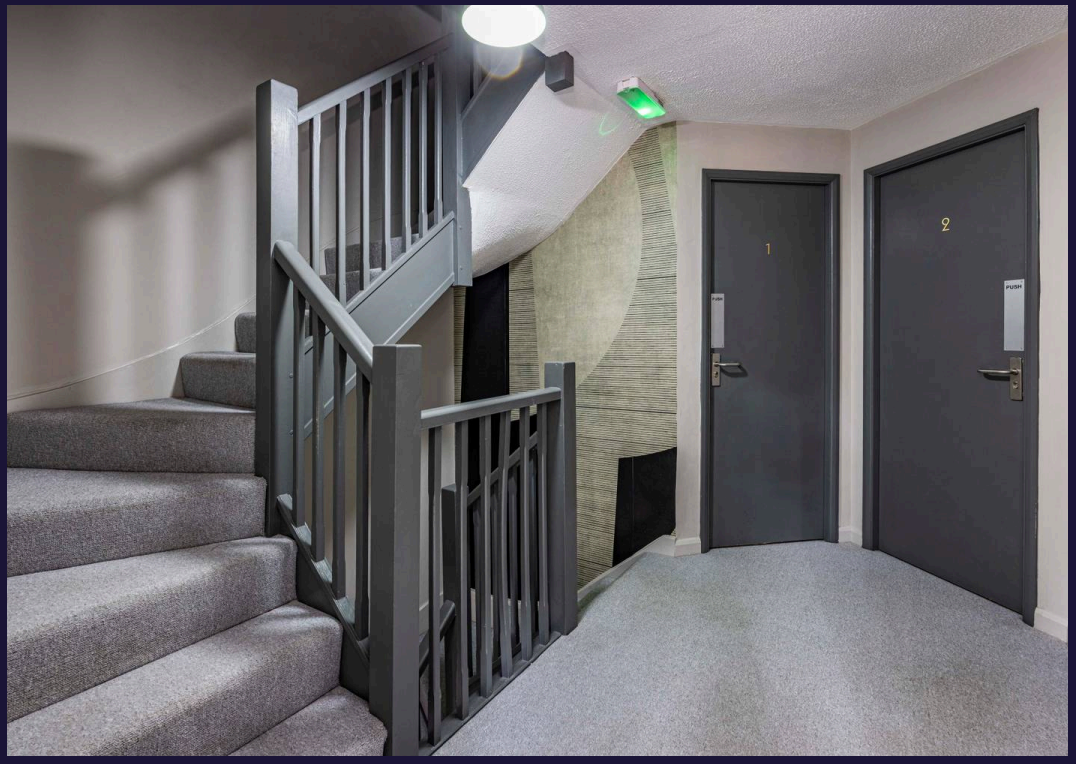


Kitchen/Diner
15' 5" x 12' 2" (4.70m x 3.70m)
A spacious and well-equipped kitchen/diner, providing an excellent communal space for tenants. The room is fully equipped with a freestanding American-style fridge freezer, an additional freestanding fridge freezer, two gas hobs, two ovens, an under-counter washer/dryer, microwave, kettle, toaster and two stainless steel sinks with drainers. Ample wall and base units offer excellent storage space, while the contemporary grey décor and laminate flooring create a modern finish throughout. A large dining table with bench seating provides the perfect place for all tenants to dine and socialise together. The property also supplies a Henry vacuum cleaner, iron and ironing board & mop for tenants' convenience.

Lounge
16' 1" x 9' 2" (4.90m x 2.80m)
The property benefits from a comfortable and stylish shared living area, finished in contemporary grey, black and white tones with modern laminate flooring throughout. Thoughtfully furnished, the space includes a TV with TV stand, ample seating, wall-mounted shelving, a freestanding floor lamp, rug and beanbag-style chairs, creating a welcoming environment for tenants to relax, socialise and unwind. Bright and inviting, this communal space provides the perfect setting for enjoying downtime with fellow housemates.

Hallway & Landing
16' 1" x 6' 7" (4.90m x 2.00m)




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PUSH



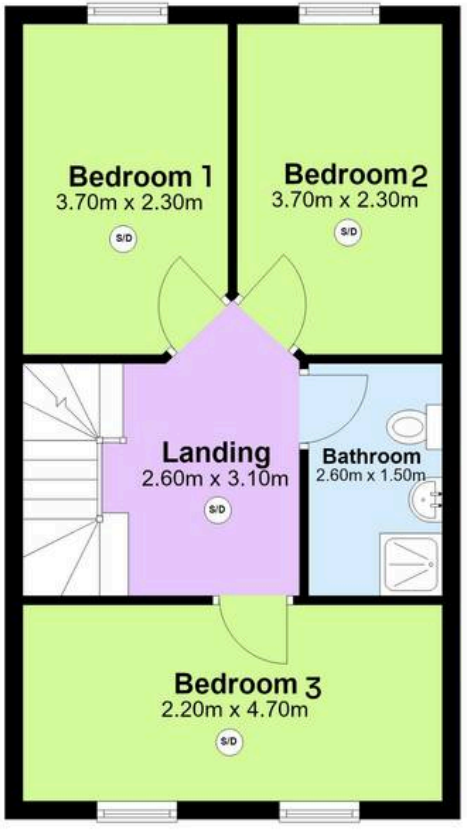


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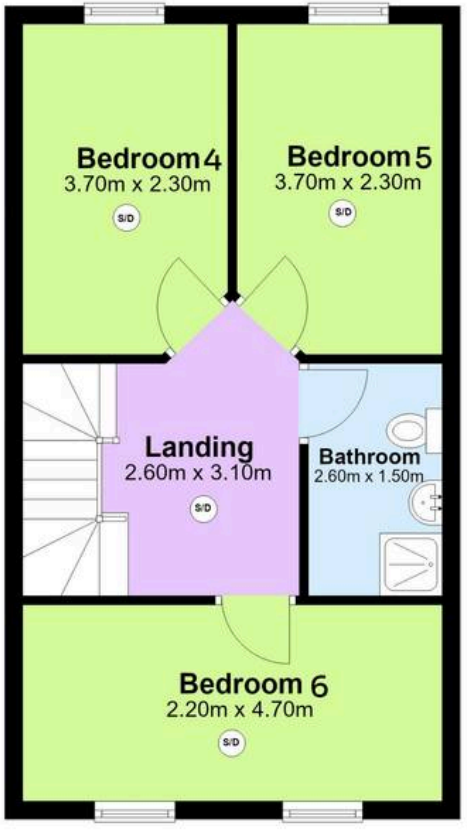
Ground Floor
Approx. 40.9 sq. metres



First Floor
Approx. 40.9 sq. metres



Second Floor
Approx. 40.9 sq. metres



Total area: approx. 122.7 sq. metres



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