Robert Ellis
ESTATE AGENTS









4 Commercial Avenue, Beeston, Nottingham, NG9 2NJ

£115 Per Week

- A four double bedroom student property
- Situated close to Beeston town centre
- A ground floor double bedroom
- Two large shower rooms/w.c.'s
- Full double glazing and gas central heating throughout
- Looking to rent for academic year 2027/28
- A lounge with an exclusively fitted and equipped kitchen
- Two double bedrooms to the first floor
- An exceptionally large double bedroom to the second floor
- A private rear garden to use during warmer months

130 High Road, Beeston, Nottingham, NG9 2LN
0115 9229090
letting@robertellis.co.uk

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THERE HAS BEEN NO EXPENSE SPARED ON THIS FULLY FURNISHED, REFURBISHED FOUR DOUBLE BEDROOM RENTAL PROPERTY!!

AVAILABLE FOR THE 2027 - 2028 ACADEMIC YEAR.

£115PPPW - Based on four students sharing. Undergraduates and postgraduates all accepted.

THE PROPERTY IS IN EXCELLENT CONDITION THROUGHOUT HAVING BEEN FINISHED TO A HIGH SPECIFICATION WITH FULL DOUBLE GLAZING, NEW GAS CENTRAL HEATING, SECURITY ALARM & EXTERNAL STORAGE FACILITY. SUPERBLY LOCATED WITHIN A HIGHLY SOUGHT AFTER AREA WITHIN CENTRAL BEESTON BEING JUST MINUTES WALK FROM CONVENIENT SHOPPING &

4 2 1 D

Council Tax Band:







Lounge/Living Room
15'4 to 12'4 x 12'9 approx
Double glazed window with a fitted blind to the rear, radiator, TV point, Karndean flooring extending into the kitchen, two settees and a coffee table, door leading to the stairs to the first floor and a walk through into the kitchen.

Understairs Storage Cupboard
An oak veneer door leading to the understairs storage cupboard where the electric consumer unit is housed and this provides storage for the hoover and other items.

Kitchen
18'4 x 7'4 approx
The kitchen is fitted with white gloss units having brushed stainless steel fittings and has a 1½ bowl sink with a mixer tap and a five ring gas hob set in a work surface which extends to three sides and has cupboards, a washing machine, an integrated dishwasher, drawers and two ovens below, matching eye level wall cupboards, a hood to the cooking area, tiling to the walls by the work surface areas, a wall mounted Baxi boiler, double glazed windows with fitted blinds to the rear and side, an American style fridge/freezer and there is a door with an inset opaque double glazed panel leading out to the rear of the property.

Bedroom 1
12'9 x 12'4 approx
The ground floor bedroom has a double glazed window with a fitted blind to the front, composite door with a glazed panel above leading out to the front of the property, a double bed, a four drawer unit with shelving above, a double wardrobe, desk and chairs, a bedside drawer unit and double built-in cupboard, radiator, TV point and a mirror to one wall.

First Floor Landing
Oak veneer panelled doors lead to the bedrooms and two shower rooms and there is a flight of stairs taking you to the second floor.

Bedroom 2
16'9 x 12'4 approx
Two double glazed windows with blinds to the front, double bed and side unit, four drawer unit, shelving, built-in wardrobe providing hanging and storage space, a desk and chair and a radiator.

Bedroom 3
15' max x 12'4 approx
Double glazed window with a blind to the rear, a double bed, four drawer unit, double wardrobe, shelving, a desk and chair, radiator and TV aerial point.

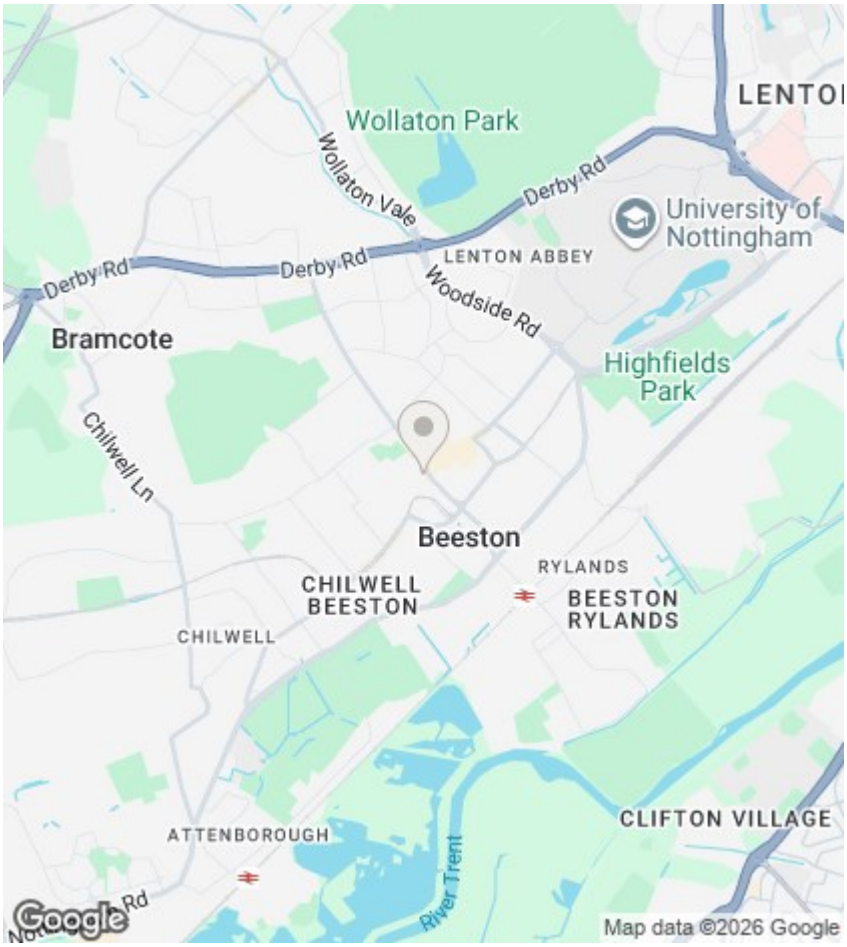
Shower Room/w.c. 1
Having a large walk-in shower with a Mira electric shower, tiling to two walls and a protective glazed screen, a low flush w.c. and hand basin with a splashback and mirror with a glazed shelf to the wall above, chrome ladder towel radiator, an extractor fan, recessed lighting to the ceiling, an opaque double glazed window and Karndean flooring.

Shower Room/w.c. 2
Having a large walk-in shower with a mains flow shower system, tiling to two walls and a protective glazed screen, pedestal wash hand basin with a splashback, mirror and glazed shelf to the wall above and a low flush w.c., chrome ladder towel radiator, opaque double glazed window, recessed spotlights and an extractor fan to the ceiling and Karndean flooring.

Second Floor

Bedroom 4
This is the largest bedroom and has a double glazed window with a blind to the front and two Velux windows with blinds to the sloping ceiling, a double bed with a bedside drawer unit, double wardrobe, four drawer unit, shelving and a desk and chair, two radiators, a mirror to one wall and a TV aerial point.

Outside
There is a walled area at the front of the property, a gate and path leads down the left hand side of the property to the rear where there is a garden with a brick outbuilding and access to the main entrance door at the rear of the house.



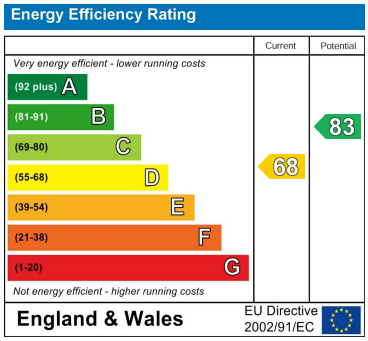
Directions

Viewings

Viewings by arrangement only. Call 0115 9229090 to make an appointment.

EPC Rating:

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