



Caledon Road, Sherwood  
£650 pcm

 **Comfort**  
Estates





## Caledon Road

Sherwood, Nottingham

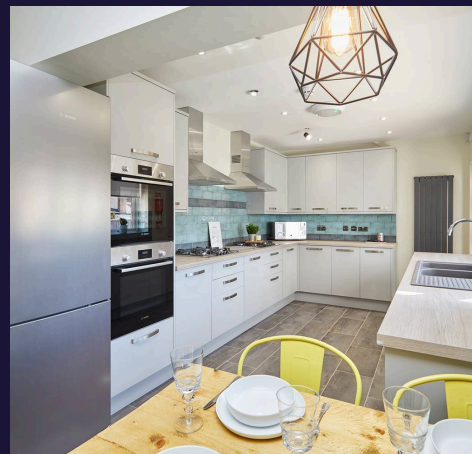
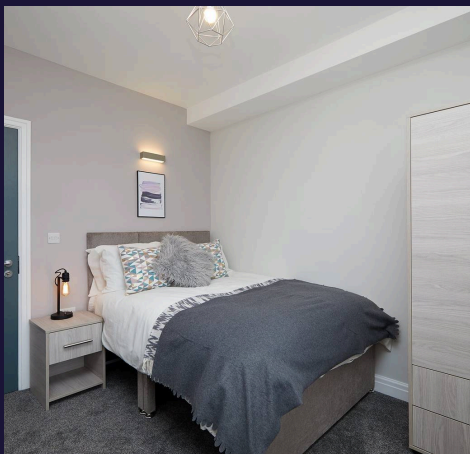
A modern house-share with a range of en-suite bedrooms with shared living, dining, & kitchen spaces. Arranged over 3 floors, this property has been individually designed & developed to suit the needs of young professionals wanting a high quality, secure home less than 2 miles from the City Centre. With excellent transport links & secure bike storage. Benefiting from a wealth of local amenities including nearby restaurants and bars making this one of Nottingham's top rental hotspots! Near to shops & transport links, with the bus stop down the road & a Sainsburys supermarket & gym only a mile away.

Bedroom 5 / Off suite (Bathroom across the landing is included with this room)

ALL BILLS INCLUDED (water, gas, electricity, council tax & fibre optic broadband!).

A development suitable for working professional tenants and single occupancy only.

Check out the tour of the ground floor & living areas.





## Caledon Road

Sherwood, Nottingham

| Professional House-share | All Bills Included | First Floor Double Bedroom | Available August 2024 | High-Speed Fibre Optic Wi-Fi | Bi-Weekly Cleaner | Seasonal Gardener | Popular Location | Council Tax band: TBD

EPC Energy Efficiency Rating: C

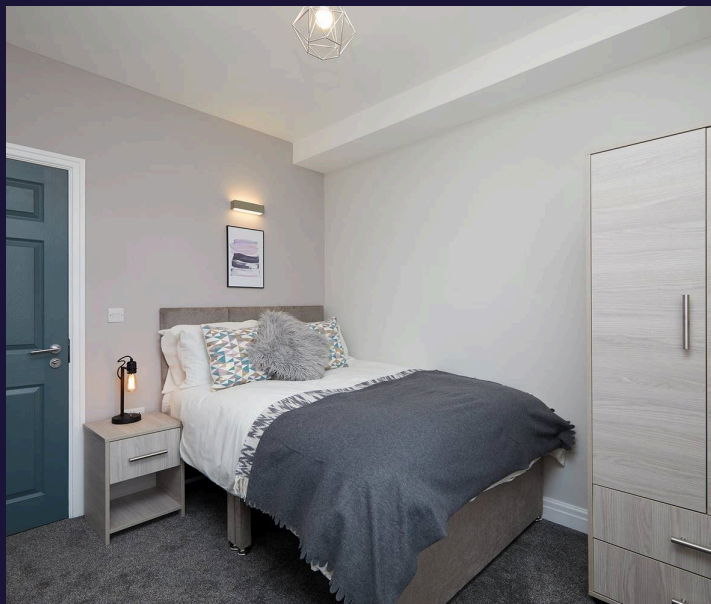
EPC Environmental Impact Rating:

- Covered Bike Storage
- Modern Fitted Kitchen
- Generous Garden
- Open Plan Living
- Excellent Transport Links
- Desirable Location
- Houseshare



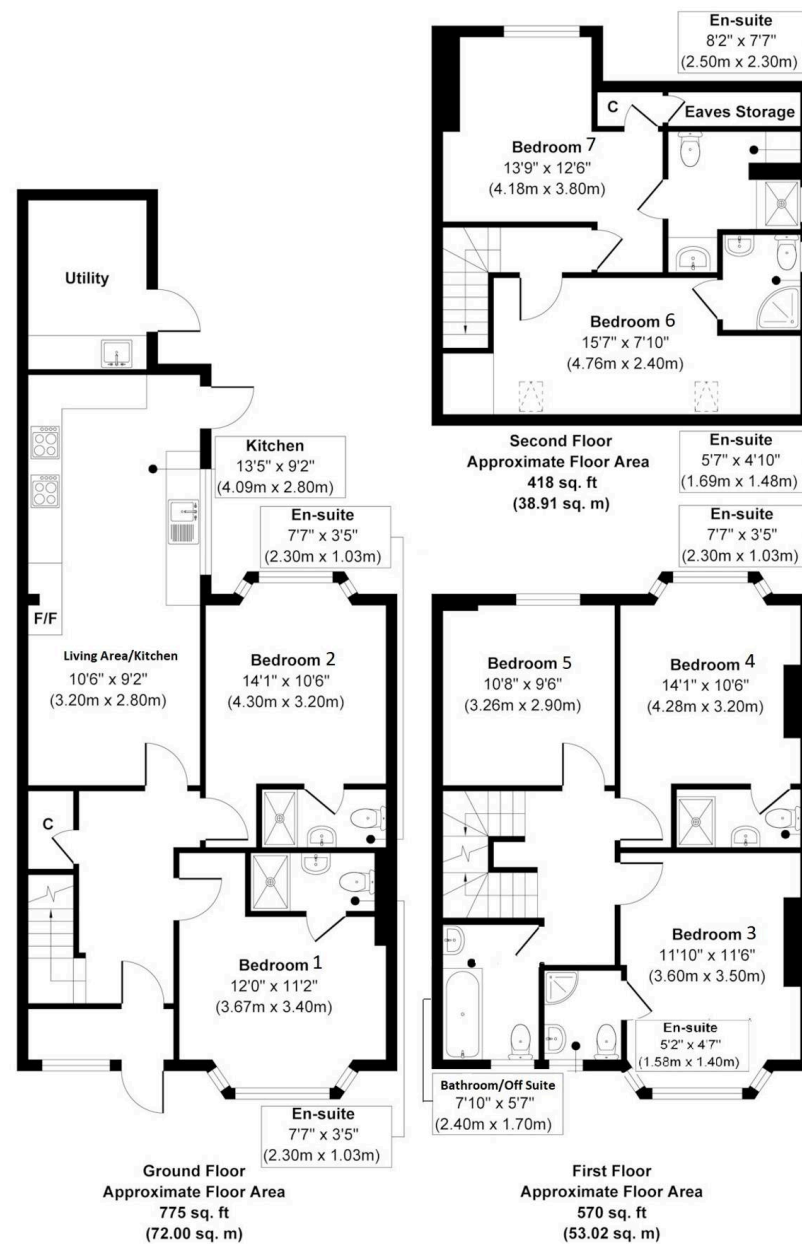


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71 Caledon Road, Sherwood, Nottingham NG5 2NF



Approx. Gross Internal Floor Area 1763 sq. ft / 163.93 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.





## Comfort Estates

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