



Marlborough Road, Beeston  
£650 pcm

 **Comfort**  
Estates





## Marlborough Road

Beeston, Nottingham

**Comfort Estates are delighted to present this spacious 4-bedroom professional house share, with all bills included – gas, electric, water, council tax, and TV licence.**

Ideally located just a short walk from Beeston High Street, you'll have a fantastic range of restaurants, shops, and excellent transport links to the city centre right on your doorstep.

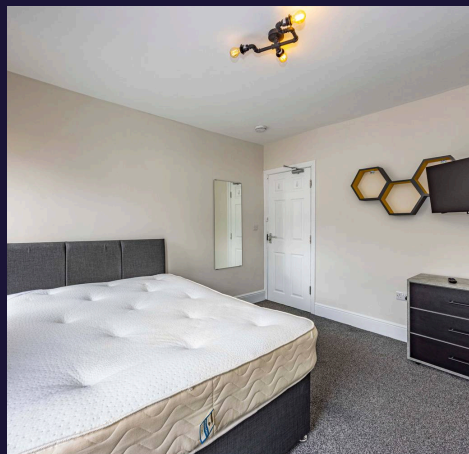
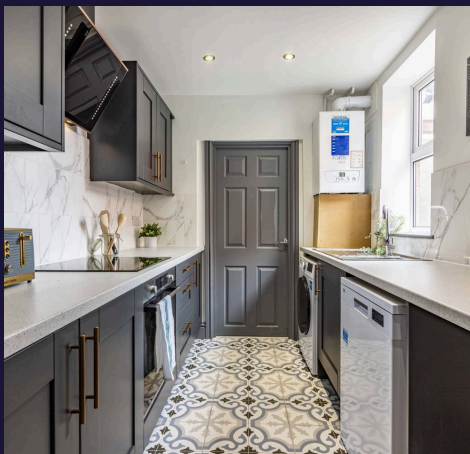
*This advertisement is for single occupancy of one room within the property.*

The available room is situated on the first floor to the front of the property. The room has been freshly redecorated and comes complete with furnishings and a brand-new TV for your convenience. The shared kitchen comes with all appliances included.

The property is currently undergoing works to provide additional bathrooms, ensuring that each room will soon benefit from its own private bathroom.

**Additional benefits include a 360° Virtual Tour – available now!**

Call today to arrange your viewing and avoid disappointment.







## Marlborough Road

Beeston, Nottingham

| Professional Houseshare | Bills Included | Available Now | Fully Furnished | TV Included | Close To QMC | Great Transport links| Just off the High Street | Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

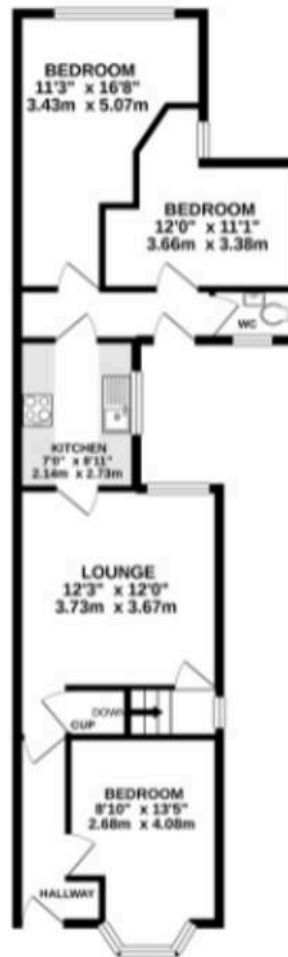
- 5 Double Bedrooms
- Bills Included
- Central Beeston Location
- Nearby High Street Shops
- Redecorated Bedroom With TV
- Separate WC
- Houseshare
- Fully Furnished
- Available Now







GROUND FLOOR  
677 sq ft (62.9 sq m.) approx.



TOTAL FLOOR AREA: 1063 sq ft (98.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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.  
Made with Hoxipix 3.0(21)

1ST FLOOR  
307 sq ft (28.3 sq m.) approx.

