



81 Holborn Avenue, Nottingham



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Nottingham, Nottingham

Comfort Lettings are delighted to bring to the market this BEAUTIFULLY PRESENTED 2 Bedroom Terraced House. This characterful home would be ideal for professionals or small families looking to be close to the City Centre. It benefits from excellent transport links and just a 15 minute walk to Hockley and the Nottingham Lace Market.

At the local Sneinton Market Avenues you can enjoy Nottingham's home for creative and independent businesses and events right on your doorstep.

The property briefly comprised of two Reception rooms, a modern kitchen, two spacious double bedrooms, a family bathroom and a rear courtyard garden.

Call today to avoid disappointment!





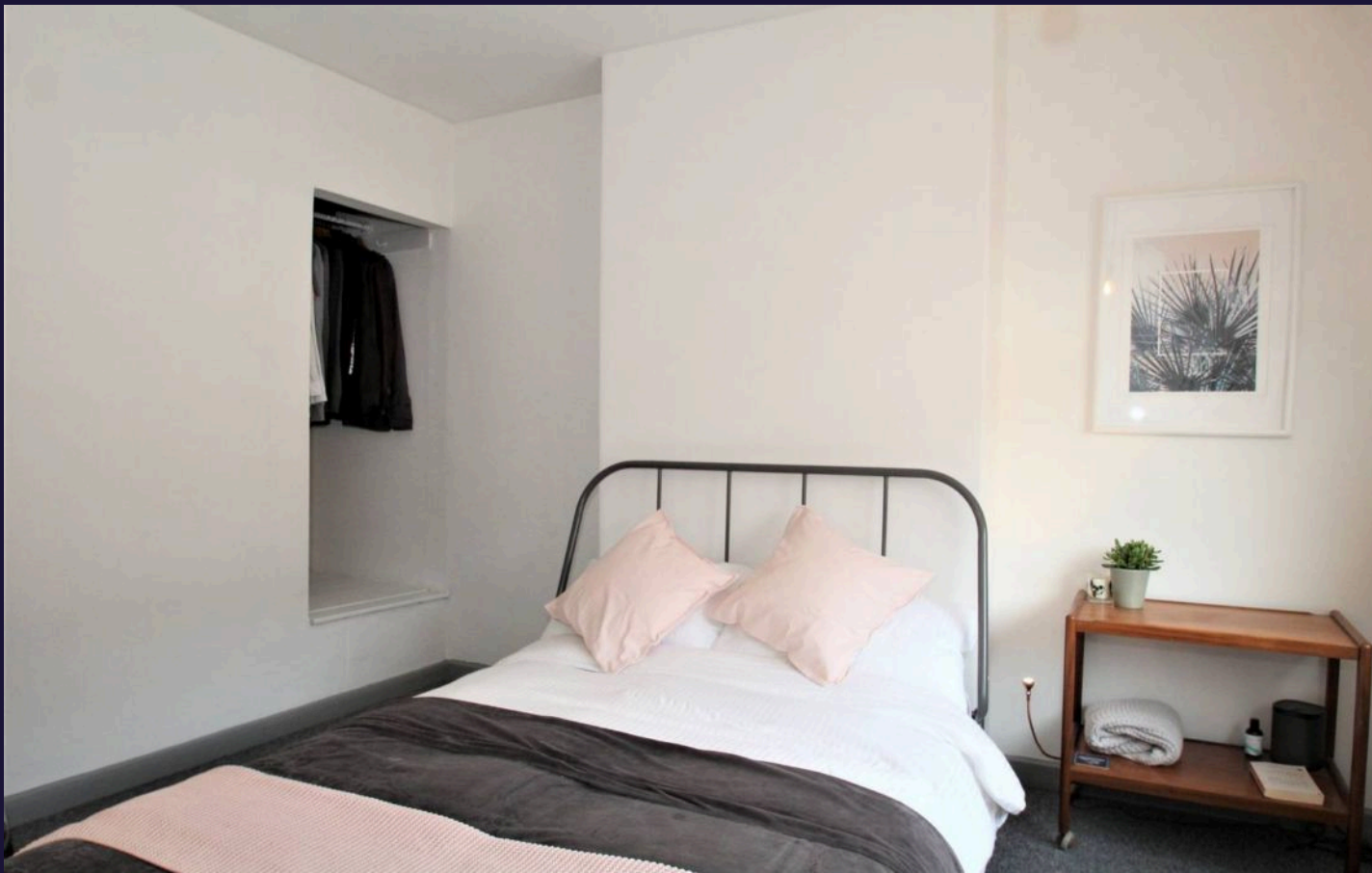
| BEAUTIFULLY PRESENTED | 2 Bedroom Terraced House | Open-plan Living | Private Garden | Close to City Centre | Un-Furnished | Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Close to City Centre
- Exposed Brick Feature Wall
- Two Reception Rooms
- Kitchen/Diner
- Council Tax Band: A
- Unfurnished
- Private Garden
- Two Bedrooms



Kitchen

9' 1" x 6' 11" (2.77m x 2.10m)

A stylish new kitchen with modern grey units, wooden worktops, and white tiled splashbacks. There is an integrated gas hob, electric oven, and washing machine included. This space benefits from plenty of light via a upvc window and a upvc/glass rear door leading to the courtyard garden.

Dining Room

13' 1" x 13' 0" (3.98m x 3.97m)

The laminate flooring continues through to the unique dining space. This room has an exposed brick fireplace, stylish glass dome light fitting, double glazed upvc window to the rear of the property, and leads directly through to the kitchen.

Living Room

13' 6" x 13' 2" (4.11m x 4.01m)

Entering through a modern upvc door into a spacious lounge. The room is bright and neutrally decorated with quality laminate flooring, feature fireplace with a marble style hearth, dome pendant light fitting, and a double glazed upvc window to the front aspect dressed with wooden Venetian blinds.



**Bedroom 1**

13' 6" x 13' 2" (4.12m x 4.01m)

A great sized double bedroom to the front of the property. This room benefits from a built-in wardrobe and is neutrally decorated with a grey carpet, white walls, modern pendant light fitting, and Venetian blinds.

Bedroom 2

12' 3" x 6' 7" (3.74m x 2.00m)

The second bedroom would make an ideal office or guest bedroom, but would also fit a small double bed. It is neutrally decorated with white walls, grey carpet, modern pendant light fitting and a upvc window dressed with a blind overlooking the garden and a lovely view of Green's Windmill.

Bathroom

9' 10" x 6' 7" (3.00m x 2.00m)

A fresh white bathroom with tiled wall, shower over bath, toilet, and washbasin.





Comfort Estates

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