



Room 2, 7 Manor Street, Sneinton
£450 pcm

 **Comfort**
Estates



Room 2, Manor Street

Sneinton, Nottingham

Comfort Estates is delighted to present a fully furnished double room in a modern shared house, conveniently located within walking distance of the city centre, BioCity, and the Train Station. This prime location offers excellent access to local amenities.

The property offers spacious accommodation with four double bedrooms, each furnished with a double bed, wardrobe, chest of drawers, and bedside table. The rooms are newly decorated with stylish wooden Venetian blinds and fully carpeted for added comfort. The communal spaces include a comfortable lounge with a sofa, chair, storage unit, and large flat-screen TV, alongside a fully equipped kitchen/diner. The kitchen features a 5-ring gas hob, large fridge-freezer, washer/dryer, dishwasher, and ample dining space.





There are two contemporary bathrooms, one on each of the upper floors, ensuring convenience for all residents. The ground floor provides dedicated living space, offering a well-balanced layout for communal and private use. The property is offered with all-inclusive bills, covering Gas, Electricity, Water, Council Tax, Fibre Optic Broadband, and a Television Licence, ensuring a hassle-free living experience.

Bedroom 2 is located on the first floor of the property and is available to rent from the 21st October 2025.

Don't miss out on this fantastic opportunity – call today to arrange a viewing!





Room 2, Manor Street

Sneinton, Nottingham

| Available 21st October 2025 | First Floor Room | Double Bedroom | Shared House | Professional Property | All Inclusive Bills, Including Council Tax! | Fibre Optic Wi-Fi |

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Modern Finish
- Private Garden
- Great Transport Links
- Parking
- Combi-Boiler
- Modern Fitted Kitchen
- Spacious Living Room
- Fully Renovated
- Bills Included
- Fibre Optic Broadband



Shared Lounge

12' 0" x 10' 6" (3.67m x 3.19m)

An airy spacious room with lots of natural light from two large windows. With Oak effect flooring, neutral walls, large flat screen TV, storage units, grey sofa and armchair, and large radiator with TRV (thermostatic radiator valve).

Shared Dining Room

12' 4" x 10' 6" (3.75m x 3.20m)

Large entertaining space open plan with the kitchen with table and chairs for 4, sofa, large window to the rear with wooden venetian blinds, oak effect flooring, light grey walls and large radiator with TRV. There is also access to the cellar, where the utility meters are kept.

Bedroom

11' 9" x 8' 2" (3.59m x 2.50m)

A double room furnished with a double bed frame and mattress, large chest of drawers, matching bedside table, and wardrobe with a mirrored door. The room is decorated in a light grey colour, with matching grey carpet, wooden venetian blinds to the window, bedside lamp, and the comfy chair.

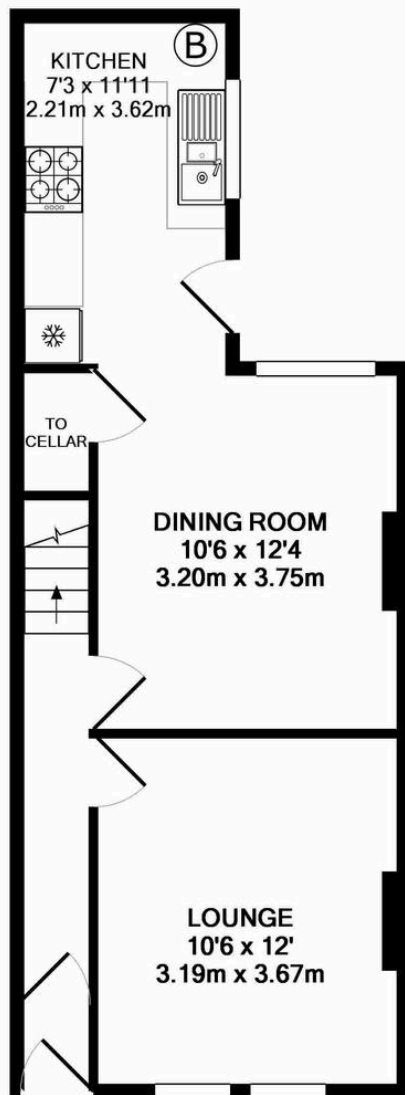


Bathroom 1

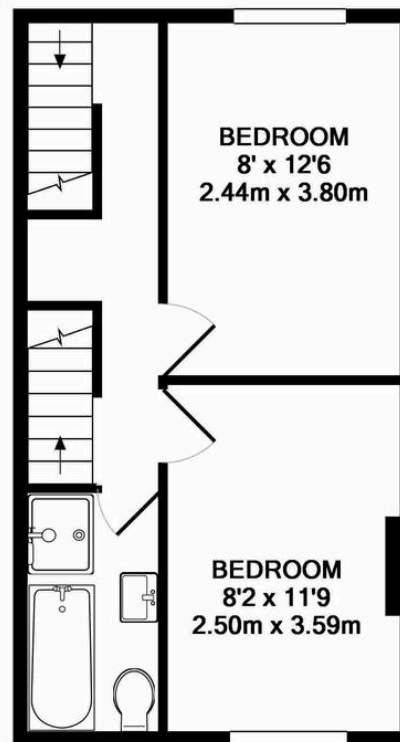
Newly fitted bathroom with W/C sink with storage underneath and mixer tap, walk in shower enclosure and separate bath. There is light wood laminate on the floor, and the room is tiled half way up and painted in a light grey colour above the tiles. The bathroom is furnished with a towel holder, mirror with a glass shelf and toilet roll holder. There is also a radiator with TRV, ceiling mounted extractor fan, and obscured glass window with blue striped blind.

Bathroom 2

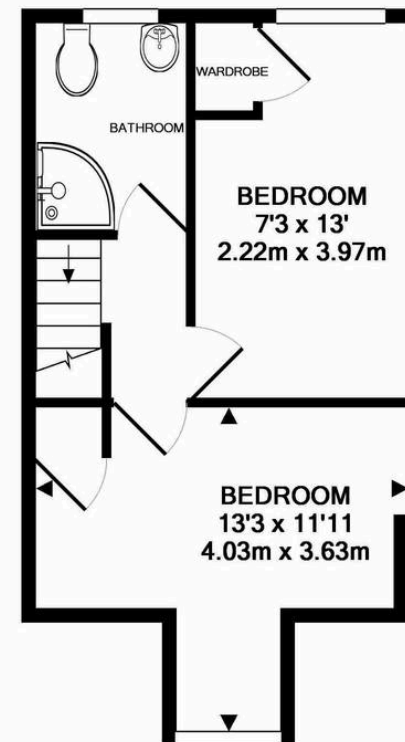
The second newly fitted bathroom with W/C, sink with storage underneath and mixer tap and shower enclosure with electric shower. The flooring is light wood laminate, with partially tiled walls, towel rail, toilet roll holder, and mirror with shelf under. There is also a radiator with TRV, ceiling mounted extractor fan, and obscured glass window with blue striped blind.



GROUND FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 277 SQ.FT.
(25.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 991 SQ.FT. (92.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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

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