



Stanhope Avenue, Nottingham
£850 pcm

 **Comfort**
Estates



77 Stanhope Avenue

Nottingham

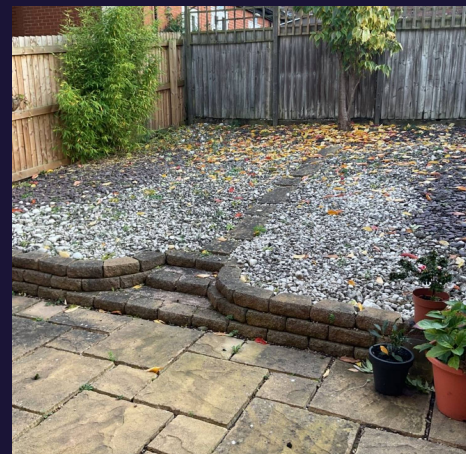
Comfort Estates are pleased to present this well-maintained, **two double bedroom semi-detached home** in the popular Carrington Point development. The property benefits from a central location just over a mile north of **Nottingham City Centre**, with excellent bus and road links. Local shops, pubs, and restaurants are all within walking distance, making it an ideal home for professionals seeking convenience and comfort.

To the rear of the property there is a good sized and easily maintainable south facing garden with large patio area. The property is set within local green spaces and is less than 100 meters from a lovely park.

The property is **fully furnished** and briefly comprises:

- **Living area** – a bright and welcoming space
 - **Fully fitted kitchen** with appliances
 - **Downstairs WC** for added convenience
 - **Two bedrooms**
 - **Main bathroom** on the first floor
- Off-road parking** is also available.

Available now – contact Comfort Estates today to arrange a viewing!





Stanhope Avenue

Nottingham

| Two bedrooms | Fully Furnished | Available 7th Nov 2025 | Off-Road Parking |
Ideal Location | Kitchen/Diner | Main Bathroom & WC | Garden |
Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Private Garden
- Kitchen/Diner
- Off-road Parking
- Fully Fitted Kitchen
- Great Transport Links
- Available 7th November 2025
- Fully Furnished
- Kitchen Appliances Included



Kitchen/Diner

12' 6" x 9' 2" (3.80m x 2.80m)

Enter through the living area into the fully fitted kitchen and dining area. Appliances include a large fridge/freezer, oven, gas hob and extractor fan, microwave and washing machine. There are a range of wood effect wall and base cabinets providing plenty of storage, a large chrome sink and dark work surfaces. A dark wood dining table and leather style chairs give a perfect area for dining and entertaining.

Lounge

13' 9" x 12' 6" (4.20m x 3.80m)

The living room is bright, spacious, and welcoming, featuring double windows that flood the space with natural light. Stylish dark wood furnishings, including a coffee table, bookcase, and side tables, complement the room. A mirrored fireplace set against a feature wall creates an attractive focal point and adds character to the space.

Bedroom 1

12' 6" x 8' 2" (3.80m x 2.50m)

The property features two generous double bedrooms, each decorated with feature walls, neutral carpeting and chandelier lighting. This bedroom is furnished with a wooden bed frame and mattress, providing a comfortable and ready-to-use space.

Bedroom 2

9' 2" x 8' 2" (2.80m x 2.50m)

The second double bedroom mirrors the décor of the first, featuring a feature wall, neutral carpeting, and chandelier lighting. The room comes unfurnished with built in storage - please note, there is no bed in this room.



Upstairs Bathroom

6' 4" x 6' 4" (1.93m x 1.93m)

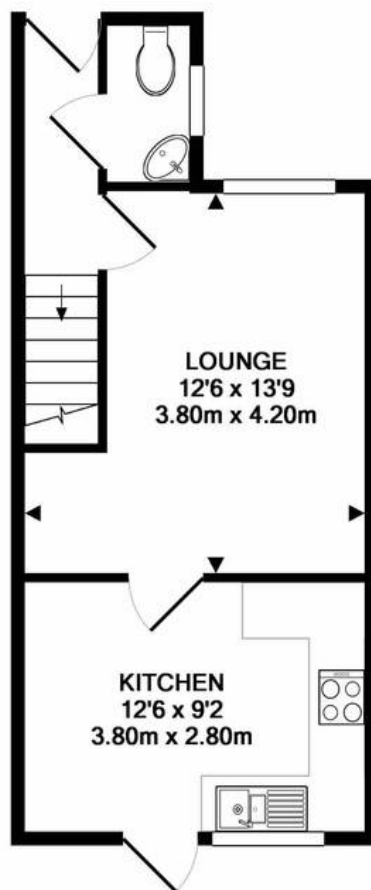
The upstairs bathroom includes a shower over bath, sink, toilet, and mirror which is neutrally decorated throughout.

WC

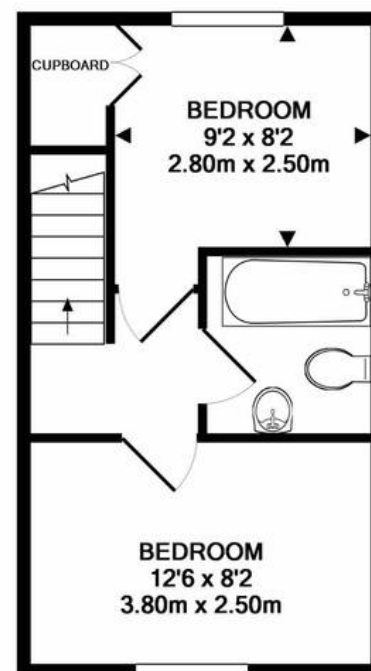
The ground floor includes a convenient WC, fitted with a toilet and hand basin for practical everyday use.



Comfort Estates



GROUND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 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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