



Room 2, Marlborough Road, Beeston
£700 pcm



Room 2, 85 Marlborough Road

Beeston, Nottingham

Spacious 4-Bed Professional House Share – All Bills Included – Prime Beeston Location

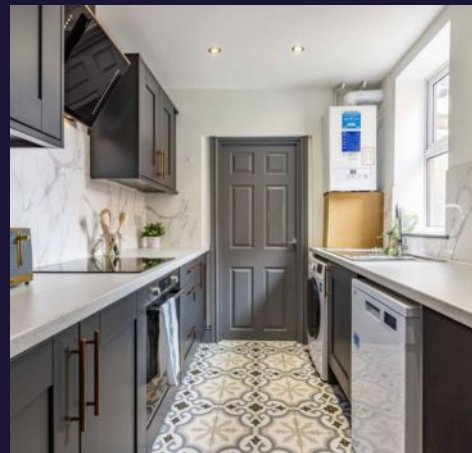
Located just a short walk from **Beeston High Street**, this well-presented house share offers convenient access to shops, restaurants, and excellent transport links into Nottingham city centre. **All bills are included** – gas, electric, water, council tax, and TV licence – making this an easy and hassle-free choice for professionals.

Room 2 is situated on the **ground floor at the rear of the property** and has been **fully refurbished throughout**. The room benefits from:

- Brand new en-suite bathroom
- Private kitchenette area
- Walk-in wardrobe
- Modern décor and furnishings

The property also includes **shared communal spaces**, including:

- Comfortable lounge
 - Fully equipped kitchen with appliances
- Available now – call today to arrange a viewing and avoid disappointment!





Room 2, Marlborough Road

Beeston, Nottingham

| AVAILABLE NOW | Professional House Share | All Bills Included | Excellent Beeston Location | Double En-suite Bedroom | Great Transport links | Fully Furnished | 360 Virtual Tour |
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Four Bed House Share
- Bills Included
- Central Beeston Location
- Nearby High Street Shops
- En-suite Bedroom
- Newly Refurbished
- Available Now
- Fully Furnished
- Shared Lounge & Kitchen
- Walk In Wardrobe



Bedroom

Room 2 has recently been refurbished throughout and comes with everything you need, including a small kitchen area complete with worktop, fridge and storage cabinets. The room is fully furnished with a bed, mattress, desk, chair, drawers and a walk in wardrobe.

En-suite

Bedroom 2 benefits from a brand new en-suite bathroom. Decorated to a modern standard and complete with shower cubicle, hand basin, heated towel rail and toilet.

Shared Kitchen

8' 11" x 7' 0" (2.73m x 2.14m)

Modern shared kitchen with ample worktop space and plenty of storage cabinets. Appliances include a washing machine, dishwasher, oven and hob, microwave, kettle and toaster. A fridge/freezer is conveniently located just outside the kitchen.

Shared Lounge

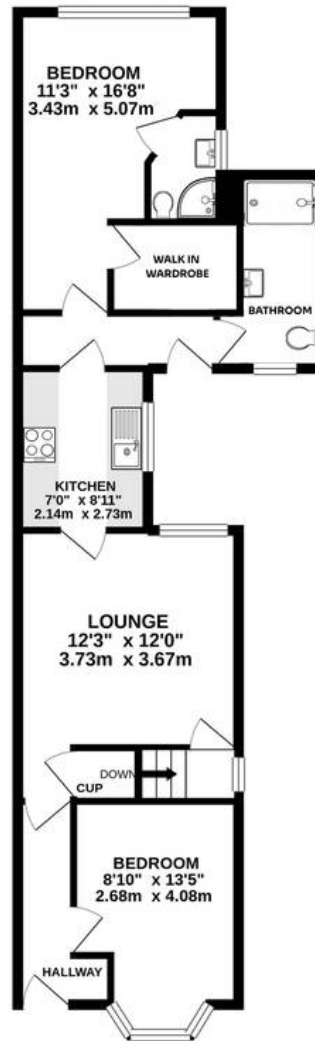
12' 3" x 12' 0" (3.73m x 3.67m)

Communal lounge shared by all tenants, featuring a comfortable corner sofa, dining table with chairs and a wall-mounted TV – perfect for relaxing and socialising.





Comfort Estates

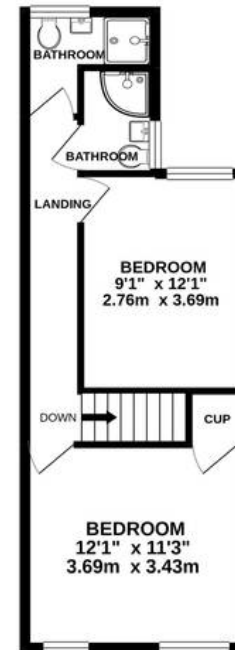


GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

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

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



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