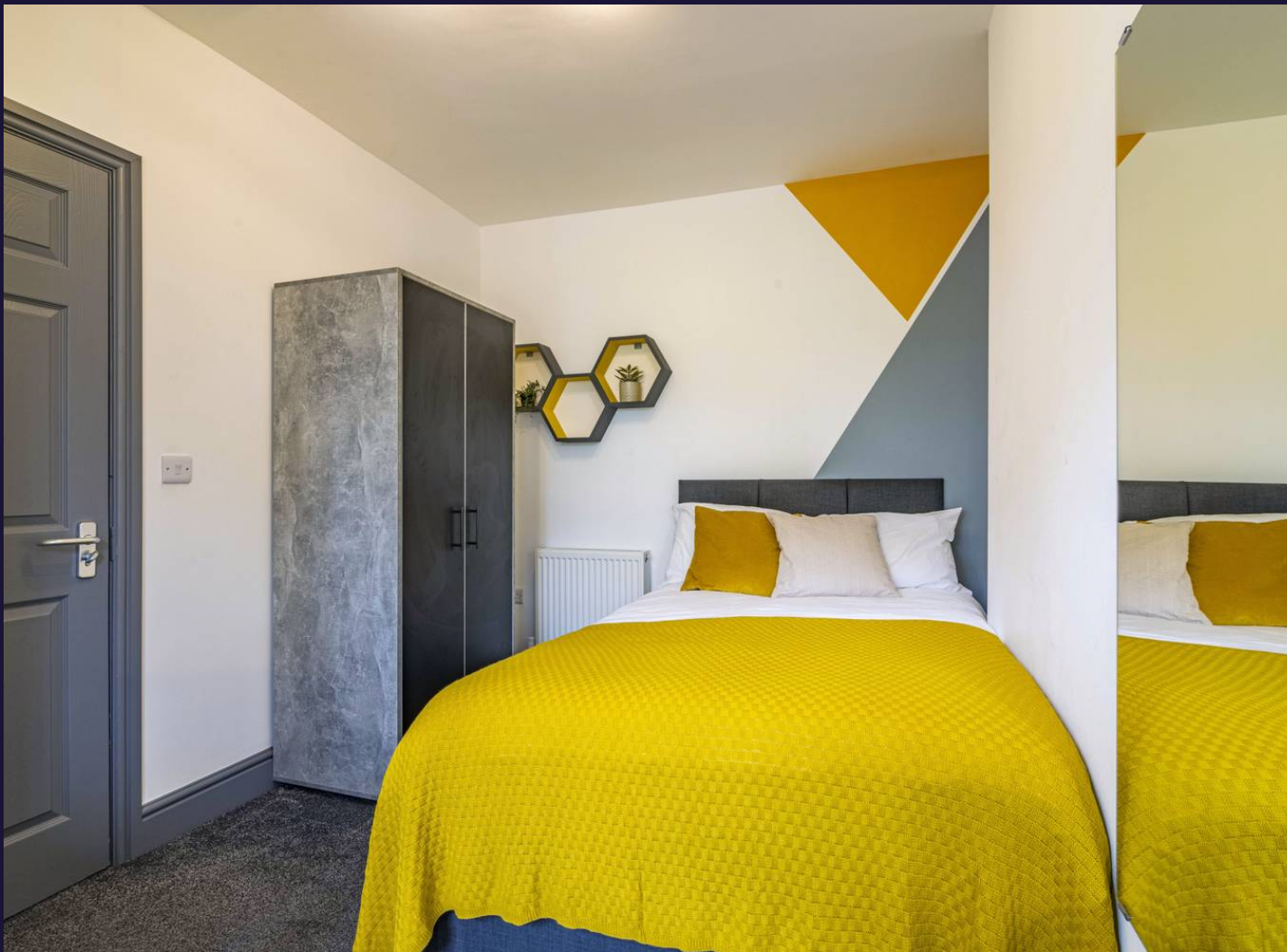




Room 1, Marlborough Road, Beeston
£570 pcm



Room 1, 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.

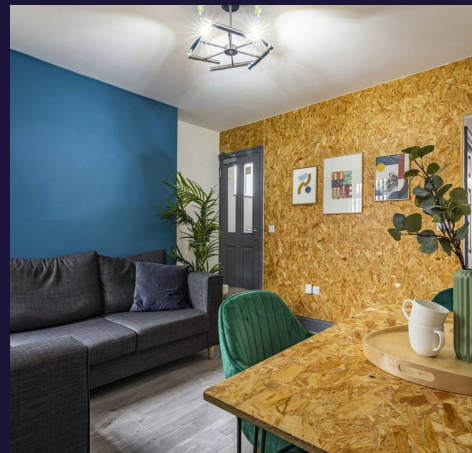
Room 1 is situated on the **ground floor at the front of the property and comes fully furnished**. The room benefits from:

- **Brand new bathroom, located on the ground floor which is allocated to room 1**
- **Fully Furnished**
- **Modern Décor and Furnishings**

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

- **Comfortable lounge**
- **Fully equipped kitchen with appliances**
- **Garden to the rear of the property**

Available 4th December 2025 – call today to arrange a viewing and avoid disappointment!





Room 1, Marlborough Road

Beeston, Nottingham

| Professional House Share | All Bills Included | Excellent Beeston Location |
Double Bedroom | Refurbished Bathroom | Great Transport Links | Fully
Furnished | Available December 2025 |
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Bills Included
- Fully Furnished
- Central Beeston Location
- Four Bed House Share
- Available 4th December 2025
- Nearby High Street Shops
- Allocated Bathroom
- Refurbished Bathroom
- Shared Lounge & Kitchen



Bedroom

13' 5" x 8' 10" (4.08m x 2.68m)

This large double bedroom is fitted with everything you need to make the space your own. The room comes with a bed, mattress, wardrobe, desk, chair and mirror.

Bathroom

The room comes with an allocated bathroom which is also located on the ground floor and to the rear of the property - the bathroom is brand new and complete with spacious shower cubicle, toilet, hand basin and heated towel rail.

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.



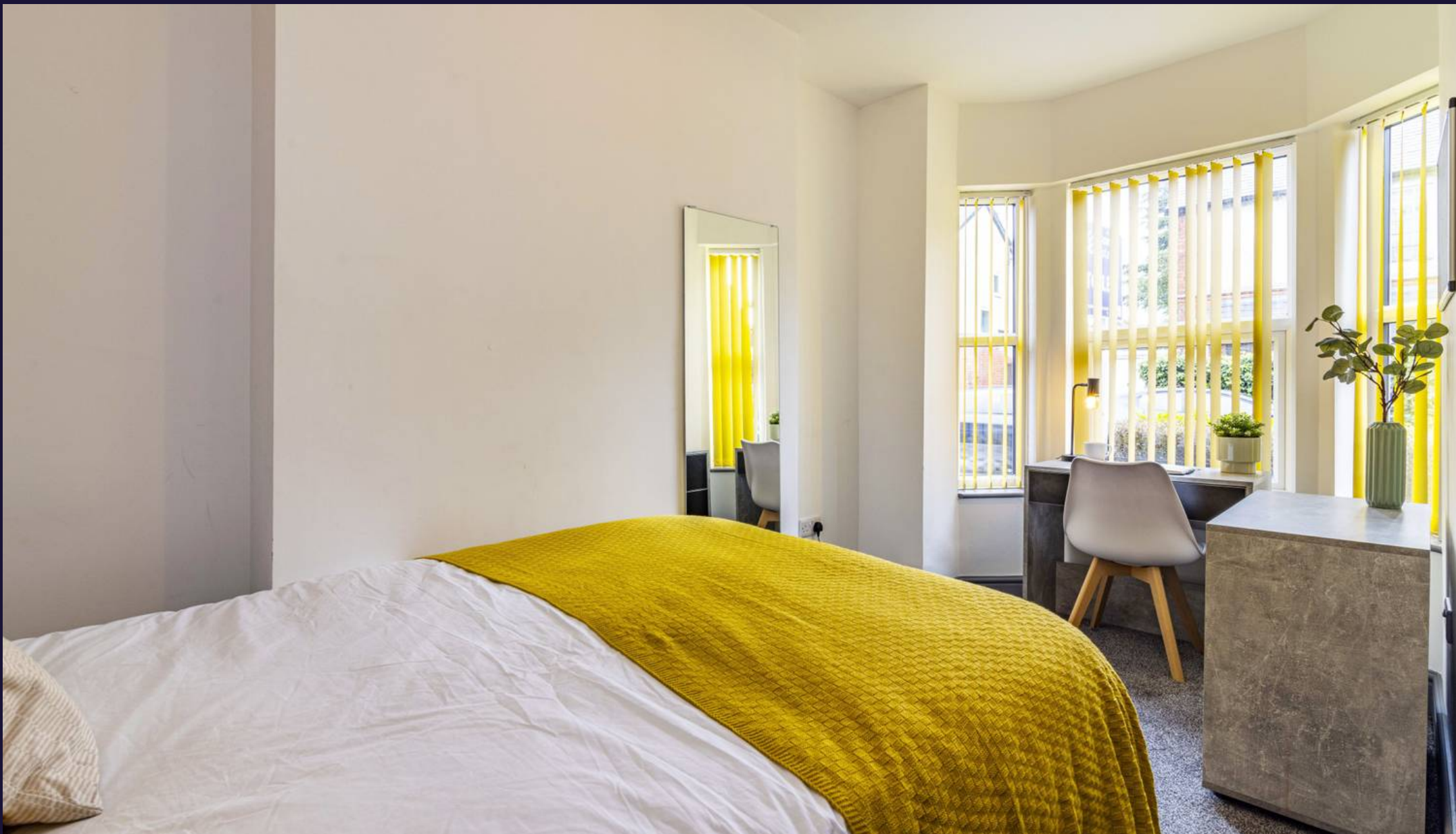


Comfort Estates



NOTE: ALL DIMENSIONS ARE APPROXIMATE
The above dimensions are for information only and are not to be used for any purpose other than to provide a general indication of the size of the property. The actual dimensions may vary slightly from those shown on the plan. The above dimensions are for information only and are not to be used for any purpose other than to provide a general indication of the size of the property. The actual dimensions may vary slightly from those shown on the plan.





Comfort Estates

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