



Wensor Avenue, Beeston  
£900 pcm





## Wensor Avenue

Beeston, Nottingham

Comfort Estates are pleased to present this furnished two-bedroom end-terrace property located on Wensor Avenue.

The ground floor offers a **spacious lounge with a dining area** and a **modern kitchen featuring a breakfast bar**. Upstairs, the first floor comprises **two well-proportioned bedrooms** and a **family bathroom** complete with a shower over the bath.

The property further benefits from:

- **Double driveway**
- **Gas central heating & double glazing**
- **Neutral décor and fresh redecoration throughout**
- **A lovely rear garden** with a secure shed, perfect for storage
- **Freshly painted throughout**

Ideally situated within walking distance of **Beeston town centre**, the property provides excellent links to **Nottingham City Centre**, the **QMC**, the **M1**, and **Nottingham University**.

Beeston offers a vibrant selection of shops, cafés, and restaurants, making this a highly convenient and desirable location.

**Available now** — contact Comfort Estates today to arrange a viewing!





## Wensor Avenue

Beeston, Nottingham

| Furnished Property | Driveway | Private Garden | Kitchen Appliances Included | Two Bedrooms | Living Room With Dining Area | Available Now | Great Location |  
Council Tax band: A

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Integrated Appliances
- Double-Glazed Windows
- Spacious Living Room
- Off-road Parking
- Great Transport Links
- Private Garden
- Two Bedrooms
- Fully Furnished
- Available Now
- Closeby To Ameneties



### **Kitchen**

16' 8" x 8' 2" (5.08m x 2.50m)

Fully fitted kitchen benefiting from an integrated gas hob and electric oven, washing machine and fridge freezer. The kitchen also features a stylish breakfast bar. Freshly painted throughout, the space feels bright, clean and contemporary.

### **Lounge**

13' 3" x 11' 8" (4.04m x 3.56m)

Freshly painted throughout, this neutral room feels bright and welcoming, enhanced by a large window that allows plenty of natural light to fill the space. A charming feature fireplace adds character, while the room comes fully furnished with a comfortable sofa, additional seating, coffee table and a dining table with chairs - offering both a cosy living area and practical dining space.

### **Master Bedroom**

13' 4" x 9' 11" (4.06m x 3.03m)

A spacious double bedroom, freshly repainted and neutrally decorated to create a calm and inviting atmosphere. The room benefits from a bed with mattress and blinds fitted at the window - providing plenty of space for additional furniture should you wish to add to the room.

### **Bedroom 2**

10' 0" x 8' 5" (3.06m x 2.57m)

Currently set up as a home office - the property benefits from a desk and shelving units.

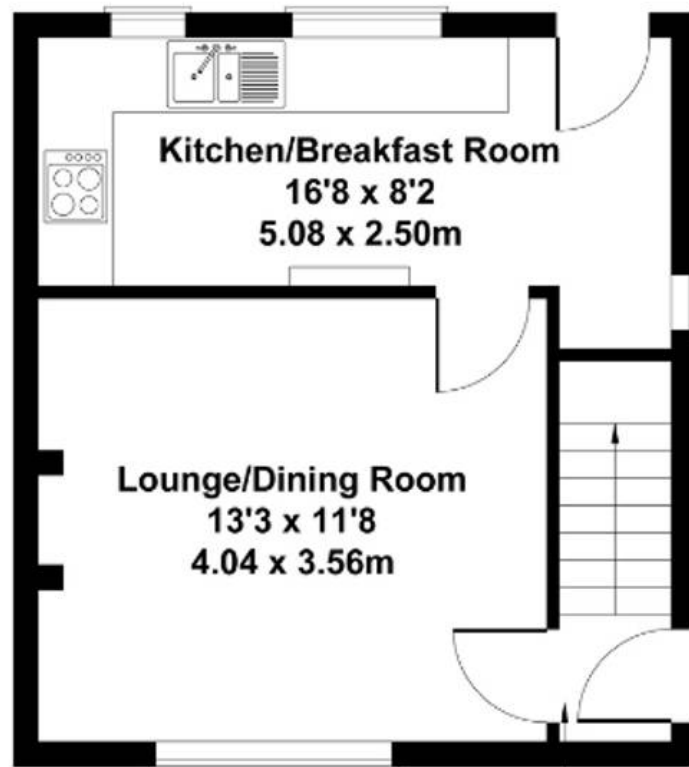
### **Bathroom**

6' 3" x 5' 5" (1.90m x 1.65m)

A modern tiled bathroom decorated in neutral tones, featuring a shower over the bath, toilet, sink, and a heated towel rail.

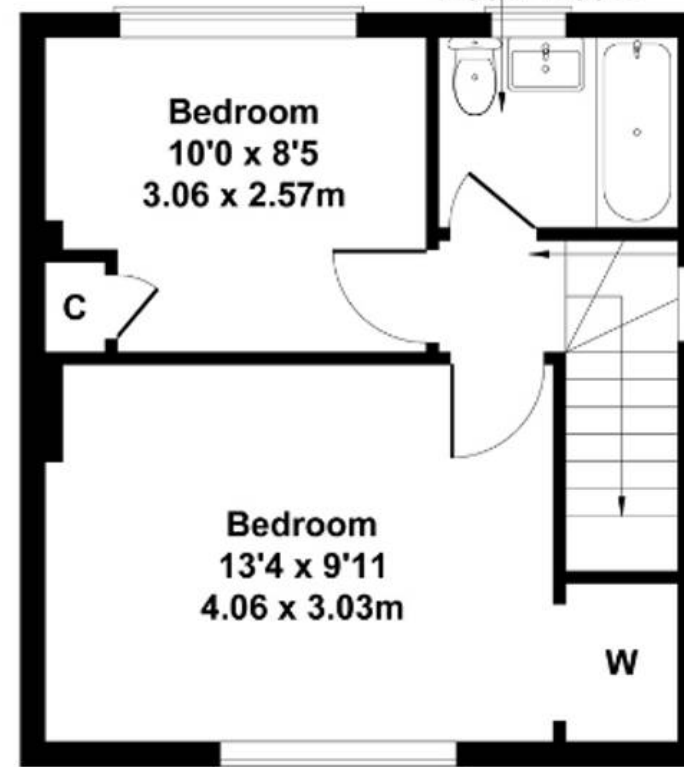


**Approximate Gross Internal Area**  
**624 sq ft - 58 sq m**



**GROUND FLOOR**

**Hall**  
**4'0 x 2'10**  
**1.21 x 0.86m**



**FIRST FLOOR**

**Bathroom**  
**6'3 x 5'5**  
**1.90 x 1.65m**



**Landing**  
**6'8 x 6'2**  
**2.02 x 1.89m**

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**



# Comfort Estates

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