



Percival Road, Nottingham  
£1,200 pcm





## Percival Road

Nottingham, Nottingham

Comfort Estates are pleased to present this homely, part-furnished three-bedroom semi-detached property which is well presented throughout.

Ideally located in the popular area of Sherwood, the property benefits from a wide range of nearby amenities including schools, supermarkets, convenience stores, gyms, bars, and restaurants. Nottingham City Centre is easily accessible via a short bus journey, a brief drive or walk.

The property briefly comprises an entrance hallway, a bright and well-proportioned living room, a separate dining room, a fitted kitchen, and a cellar providing useful additional storage. To the first floor are two generous double bedrooms and a good-sized single bedroom and a main bathroom.

Externally, the property offers a low-maintenance rear garden, with on-street parking available to the front.

Early viewing is highly recommended - Available from the 11th February 2026. Call Comfort Estates today to avoid disappointment.







### **Kitchen**

13' 4" x 9' 10" (4.07m x 2.99m)

A spacious kitchen with cream units and solid wooden worktops, there is a Belfast sink, dishwasher, washing machine, fridge freezer and another character bare-brick chimney breast housing the oven. There side access to the garden and also access to the cellar.

### **Dining Room**

13' 6" x 11' 8" (4.12m x 3.55m)

To the back of the property is the second reception room, featuring wooden flooring and a bare brick fireplace with a working log burner. Leading to the kitchen.

### **Lounge**

14' 8" x 11' 5" (4.48m x 3.49m)

A spacious and bright front sitting room with a bay window overlooking the front aspect. This room has a beautiful working fireplace and is neutrally decorated in keeping with the traditional feel of the room. There is a light grey carpet, picture rail, coving and light pendant fitting.

### **Entrance Hallway**

12' 8" x 2' 11" (3.87m x 0.88m)

A welcoming entrance hallway with space for coats to hang. Neutrally decorated walls with wooden floorboards.

### **Master Bedroom**

12' 11" x 12' 9" (3.93m x 3.89m)

A very spacious main bedroom facing the front aspect, this room has a traditional feel with a picture rail, tranquil green walls and beige carpet. There is a large UPVC window dressed with a curtain rail and a gas central heating radiator. There is built in wardrobes along the length of one wall in this room.



**Bedroom 2**

12' 7" x 8' 11" (3.84m x 2.71m)

Another spacious double bedroom decorated with blue walls up to the picture rail, beige carpet and pendant light fitting. This room faces the rear of the property and is furnished with a double bed, mattress, chest of drawers and wardrobe.

**Bedroom 3**

9' 10" x 9' 0" (3.00m x 2.75m)

A really good sized single bedroom overlooking the garden. This room is neutrally decorated with white walls and grey carpet.

**Bathroom**

6' 7" x 6' 1" (2.01m x 1.86m)

A good-sized main bathroom, tiled to the walls and floor. There is a frosted UPVC double glazed window facing the side of the property, a bath with shower over and glass shower panel, WC and washbasin.

**Cellar**

The cellar is accessed from the kitchen and is perfect for storage (there is no access to the loft). This is also where the gas and electricity meters are located.















## Comfort Estates

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