



44 Teversal Avenue, Nottingham

£3,494 pcm Freehold

Bills Included Option Available • 6 Double Bedrooms • 2 Bathrooms • Tumble Dryer • Close to NTU • Close to City Centre • Close to Savoy Cinema • Close to Local Shops, Cafes and Bars



| Your Next Student Home for 2026/27 | £134 pppw | 49
Week Contract | 360 Virtual Tour Available | 6 Double
Bedrooms | 2 Shower Rooms | 18 Minute Walk to
Nottingham Trent University |
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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Entrance Hallway

A lovely bright entrance hallway provides access to bedroom 1, the lounge/dining/kitchen area and also the stairs to the first floor.

Lounge/Kitchen/Diner

An open and spacious living room neutrally decorated and furnished with a large corner sofa and wall mounted tv, leading onto an open plan dining/kitchen area with dining table and chairs and a fully fitted kitchen including a fridge/freezer, dishwasher, oven, hob, toaster and kettle.

6 Bedrooms

This property has 8 spacious double bedrooms that are fitted with a desk, drawer, wardrobe, wired internet point and TV input. There is plenty of space to make the room feel like yours. There is lots of storage and tonnes of natural lighting in all bedrooms.

2 Shower Rooms

2 shower rooms including a large shower, toilet, wash basin and mirror.



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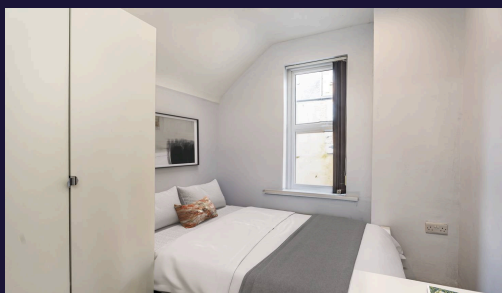
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Comfort Estates are pleased to market this fantastic 6 bedroom home on one of Lenton's most sought-after roads. A perfect location in the heart of Lenton, just off Derby Road and a 1 min walk to the Sainsburys Local. Easy access into Nottingham City Centre and to both Universities. The property comprises of 5 double bedrooms, kitchen, living room, bathroom and separate WC. Call the office or reserve online to avoid disappointment.

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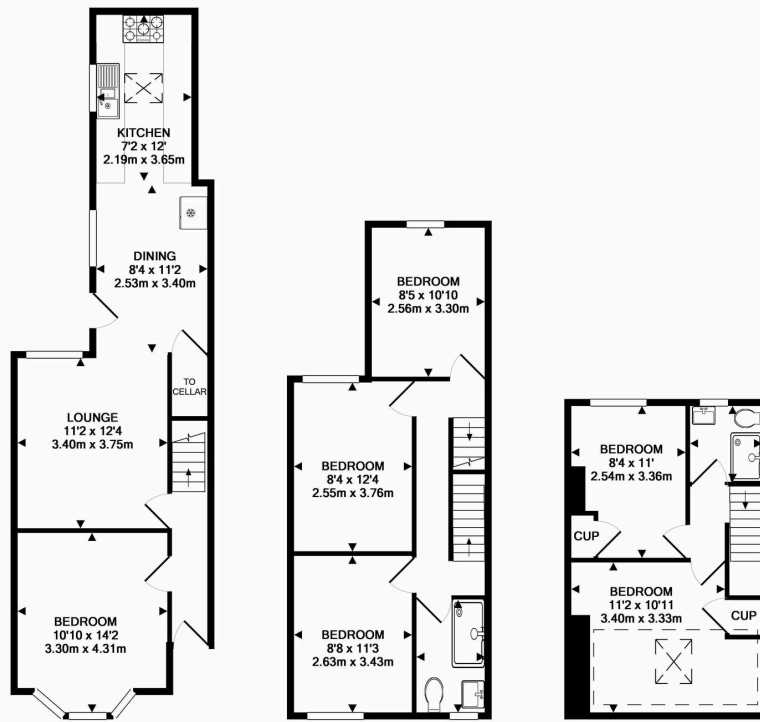
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GROUND FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.9 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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