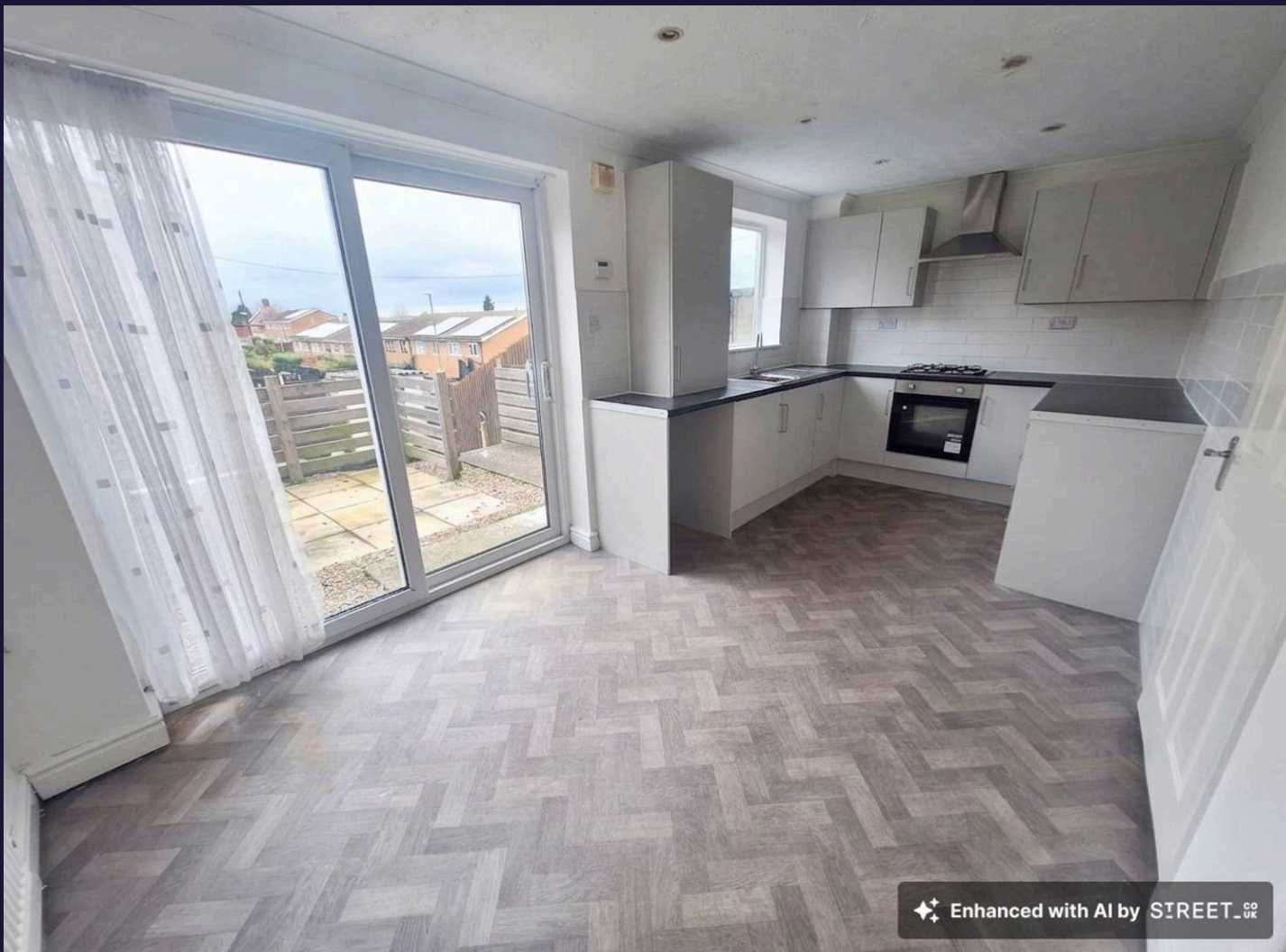




Nansen Gardens, Nottingham  
£895 pcm

 **Comfort**  
Estates



✦ Enhanced with AI by STREET\_02

## Nansen Gardens

Nottingham,

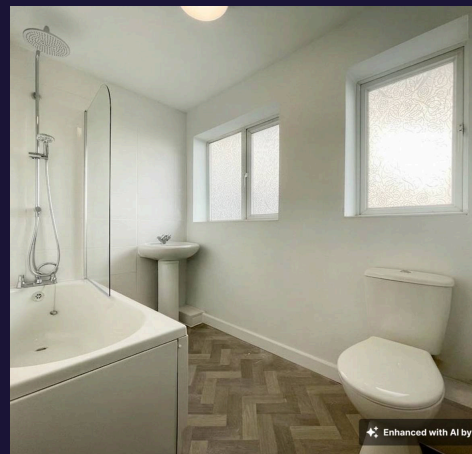
**Comfort Estates are delighted to present this well-presented two-bedroom home, offering spacious and versatile accommodation across two floors.**

The property opens into a bright and generously sized living room, with double doors leading through to a modern kitchen diner fitted with contemporary units and integrated appliances. There is ample space for dining, along with direct access to the rear garden and a useful storage cupboard.

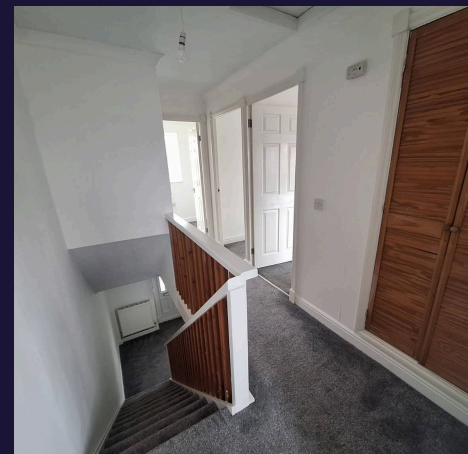
Upstairs, the property offers two well-proportioned double bedrooms, with the main bedroom benefiting from built-in storage. A further additional room provides flexibility for use as a home office, nursery or dressing room.

The family bathroom comprises a bath with overhead rainfall shower, wash hand basin and WC, with two windows allowing for natural light and ventilation. The landing also benefits from additional built-in storage.

Situated in a popular residential area of Nottingham (NG5), the property is within easy reach of local amenities and transport links, providing convenient access to the City Centre and surrounding areas.



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### **Lounge**

17' 9" x 14' 6" (5.40m x 4.42m)

A spacious and well-presented reception room located at the front of the property, accessed directly from the entrance. Offering a bright and comfortable space with a large window, staircase access and double doors leading through to the kitchen diner.

### **Kitchen/ Diner**

17' 9" x 8' 8" (5.40m x 2.63m)

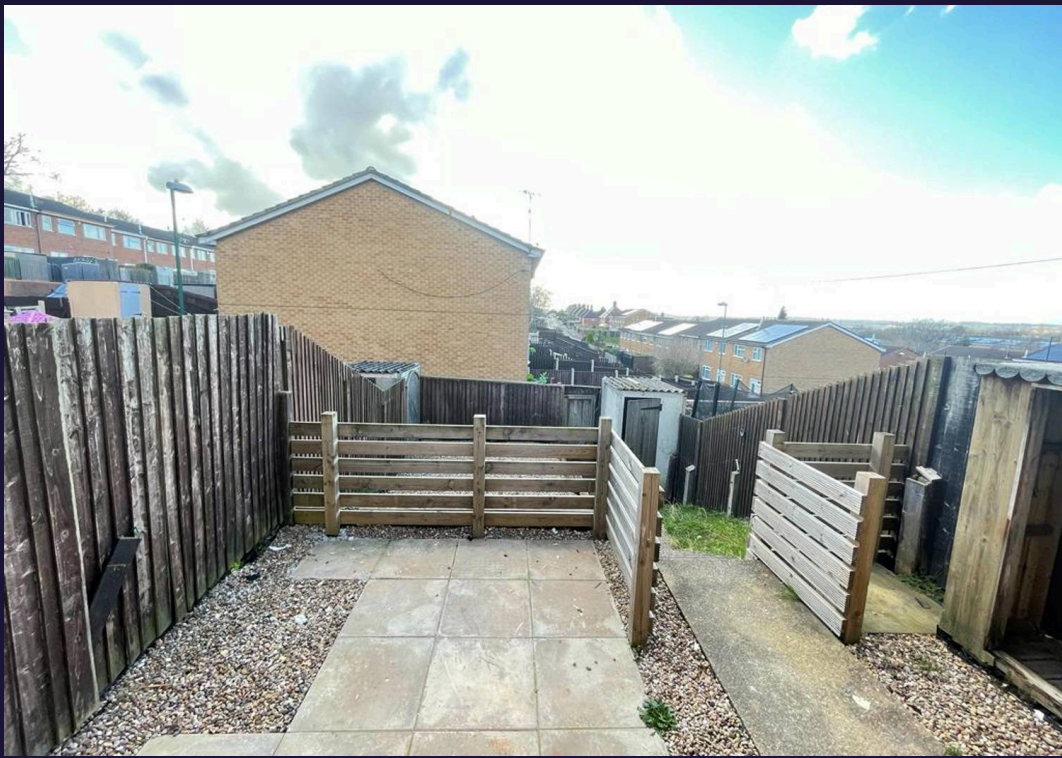
A modern and practical kitchen fitted with a range of wall and base units, integrated oven, gas hob and extractor hood. Ample worktop space and room for a dining table make this an ideal sociable area. Patio doors provide direct access to the rear garden. Additional storage cupboard offer useful pantry or utility space. No white goods are supplied but space for a tall fridge freezer and washing machine is provided.

### **Landing**

11' 9" x 6' 2" (3.59m x 1.87m)

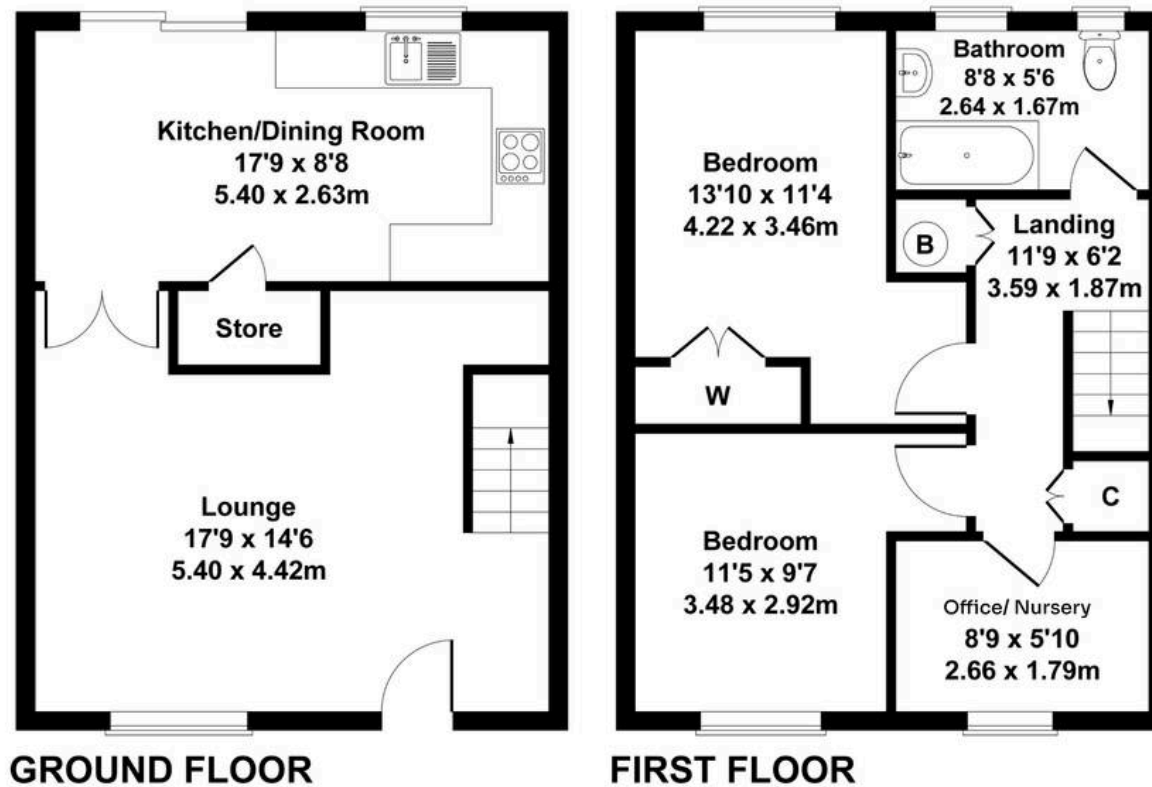
Providing access to all first floor rooms and benefiting from two built-in storage cupboards, one of which houses the boiler.







# Comfort Estates



Approximate Gross Internal Area  
829 sq ft - 77 sq m

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)