



## Derby Street, Beeston

Freehold

Double Bedroom and Bathroom • House Share • Private Garden • Wifi Extenders • On-street Parking • Open Plan Living • Walking Distance to Beeston Centre & Tram Station • Close to University of Nottingham • Close to Local Shops, Cafes & Bars





| Your Next Student Home 2026-27 | £140pppw | Bills  
Inclusive Option Available | £350 Deposit | House Share |  
360 Virtual Tour Available | Double Bedroom | Bathroom  
| Private Garden | 16 Minute Walk to University of  
Nottingham | 9 Minute Walk to Beeston Centre |  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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### Open Plan Living / Kitchen

The kitchen is fitted with a electric cooker and oven, perfect for unleashing your inner chef. The kitchen is perfect for socialising. The kitchen is fitted with a fridge/freezer with plenty of storage available. The living room is a perfect space for putting your feet up after a long day or relaxing with friends with large windows it brings lots of natural lighting in. This is a perfect space for you to claim yours. The dining room is fitted with a large table with 4 chairs, with an abundance of natural light, this is a perfect space to enjoy meals. This space accommodates for all and it's perfect to host guests or enjoy your home-cooked meals.

### Hallway

This bright and stylish hallway creates a great first impression as you enter the home. With modern décor, fresh flooring, and a clean two-tone wall finish, it feels both contemporary and inviting. The staircase is neatly carpeted for comfort, and the space is well lit, making it a pleasant area to pass through each day. It sets the tone for the rest of the property—clean, modern, and welcoming.

### Utility Room

This modern utility room is a practical and stylish addition to the home. With smart cabinetry, a fresh tiled splashback, and a handy countertop for sorting laundry, it's designed to keep everyday tasks simple and

## REAR GARDEN

This spacious rear garden offers a clean, open outdoor area that's perfect for relaxing, socialising, or enjoying some fresh air. With a well-kept lawn and a neat paved patio, it's ideal for outdoor seating, summer barbecues, or simply unwinding after a long day. The high brick and wooden fencing provide plenty of privacy, creating a peaceful space that feels secure and inviting. A great low-maintenance garden that adds real value to the home.

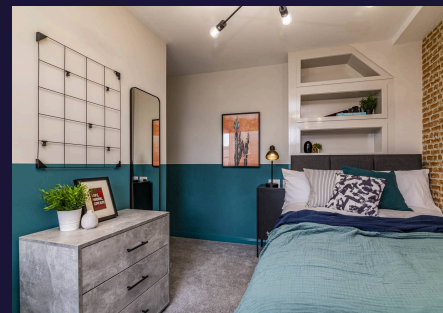
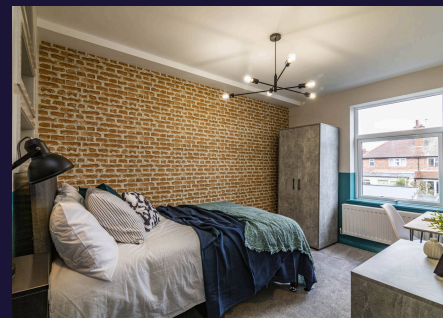


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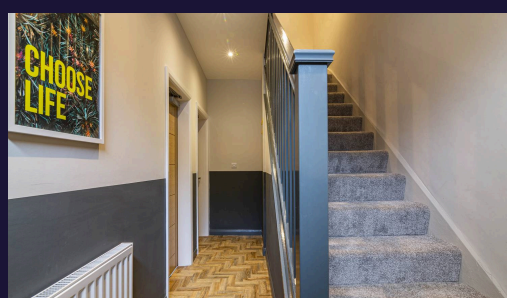
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| 16 Minute Walk to University of Nottingham | 9 Minute Walk to Beeston  
Centre | 17 Minute Walk to Beeston Train Station |  
Council Tax band: B

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