



North Sherwood Street, Nottingham
£1,500 PCM

 **Comfort**
Estates



North Sherwood Street

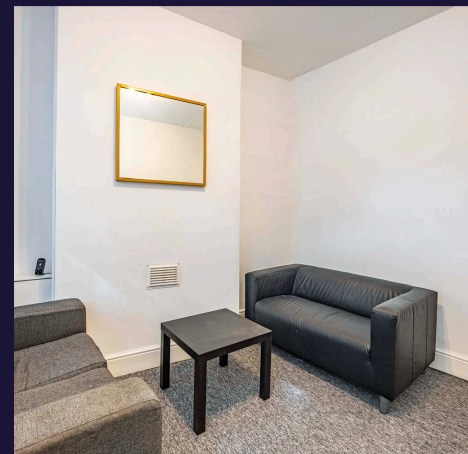
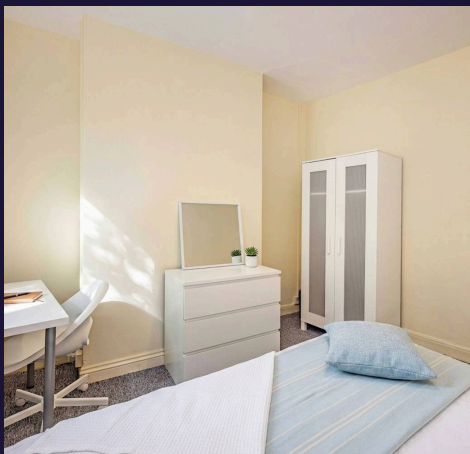
Nottingham

Comfort Estates are delighted to present this fully furnished three-bedroom student property on North Sherwood Street, available now for the 2026/2027 academic year with bills included.

Ideally located within walking distance of Nottingham Trent University and Nottingham City Centre, this well-presented property offers spacious accommodation across three floors and would be perfect for a group of three students looking to secure accommodation ready for the upcoming academic year.

The ground floor comprises a welcoming living room, furnished kitchen/diner and a useful rear porch providing access to a communal courtyard. The kitchen is fitted with modern units and a range of appliances, creating a practical and sociable space for both cooking and dining.

On the first floor, you will find a generous double bedroom, a newly fitted main bathroom with a contemporary walk-in shower, and an additional WC/utility room. The second floor offers two further fully furnished double bedrooms, each providing comfortable study and living space.



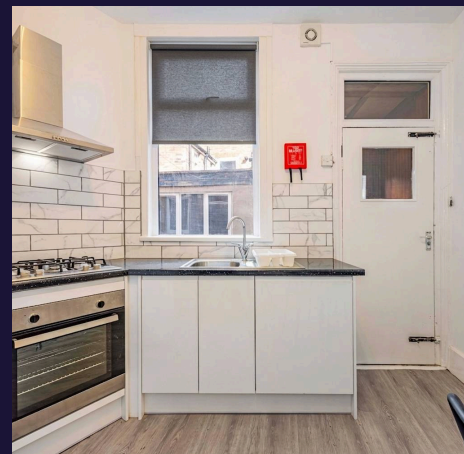
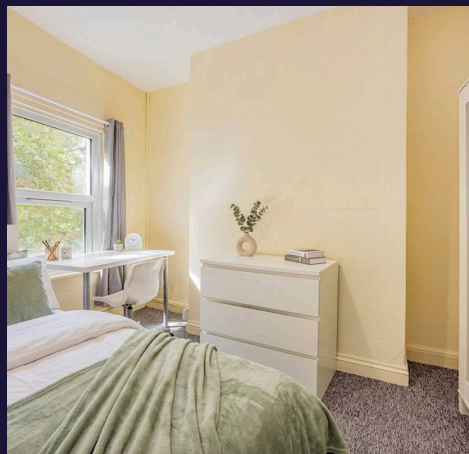
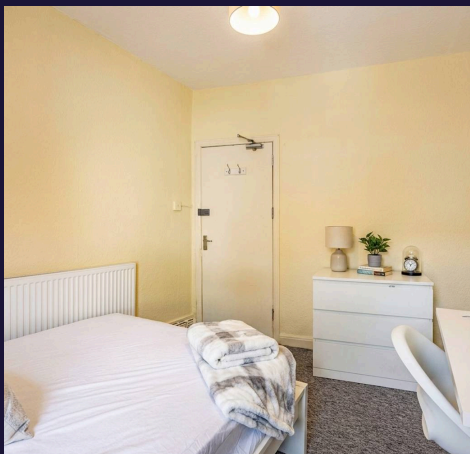
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All bedrooms are furnished with essential furniture, making the property ready to move straight into. Further benefits include on-street permit parking and excellent transport links, with regular bus routes and easy access to the wider city.

Bills included are - Gas, electric & water.

Available now, this fantastic student home offers convenience, comfort and an excellent location for Nottingham Trent University students. Early viewing is highly recommended.





Living Room

10' 10" x 10' 2" (3.30m x 3.10m)

Upon entering the property, you are welcomed into a bright and inviting living room, beautifully presented with freshly painted white walls and soft grey carpeting throughout. The room is furnished with two comfortable sofas, a coffee table and a wall-mounted mirror, creating a stylish and relaxing space to unwind. Windows fitted with curtains provide privacy while allowing plenty of natural light to fill the room, enhancing the warm and welcoming atmosphere.

Kitchen/Diner

11' 2" x 10' 2" (3.40m x 3.10m)

Leading on from the living room is a modern, newly fitted kitchen/diner, offering a practical and sociable space for everyday living. The room is finished with contemporary grey laminate flooring, neutral white walls and white tiled splashbacks around the kitchen area. The kitchen is fitted with a range of wall and base units providing ample storage and workspace, and comes equipped with a gas hob, oven, freestanding fridge freezer, dishwasher and microwave. A dining table with three chairs creates the perfect space for meals or entertaining. To the rear of the kitchen is a useful porch area providing access to the shared courtyard. Additional items including a Henry hoover and mop with bucket are also included for tenant use.



Bedroom 1

10' 10" x 10' 2" (3.30m x 3.10m)

Located on the first floor at the front of the property, this generously sized double bedroom is well presented with neutral décor and fitted carpeting throughout. The room comes fully furnished with a bed and mattress, desk and chair, wardrobe, chest of drawers and a mirror, providing comfortable and practical accommodation. Bright and spacious, it offers an ideal environment for both relaxing and studying from home.

Bathroom

13' 1" x 9' 10" (4.00m x 3.00m)

A spacious, newly fitted bathroom finished to a high modern standard. The room features a large walk-in shower enclosure with both a rainfall shower head and a separate handheld attachment, offering a stylish and practical space. The suite is completed by a wash hand basin with mirror above, large heated towel rail and a WC. Decorated in contemporary grey and white tones throughout, the bathroom provides a bright and modern feel. A useful built-in cupboard houses the boiler.

WC/Utility Room

The property further benefits from a separate WC/utility room, providing additional convenience for occupants. The room comprises a WC, wash hand basin and mirror, along with a washing machine and useful storage space for household essentials. Practical and well designed, this versatile room helps to maximise functionality within the property.



Bedroom 2

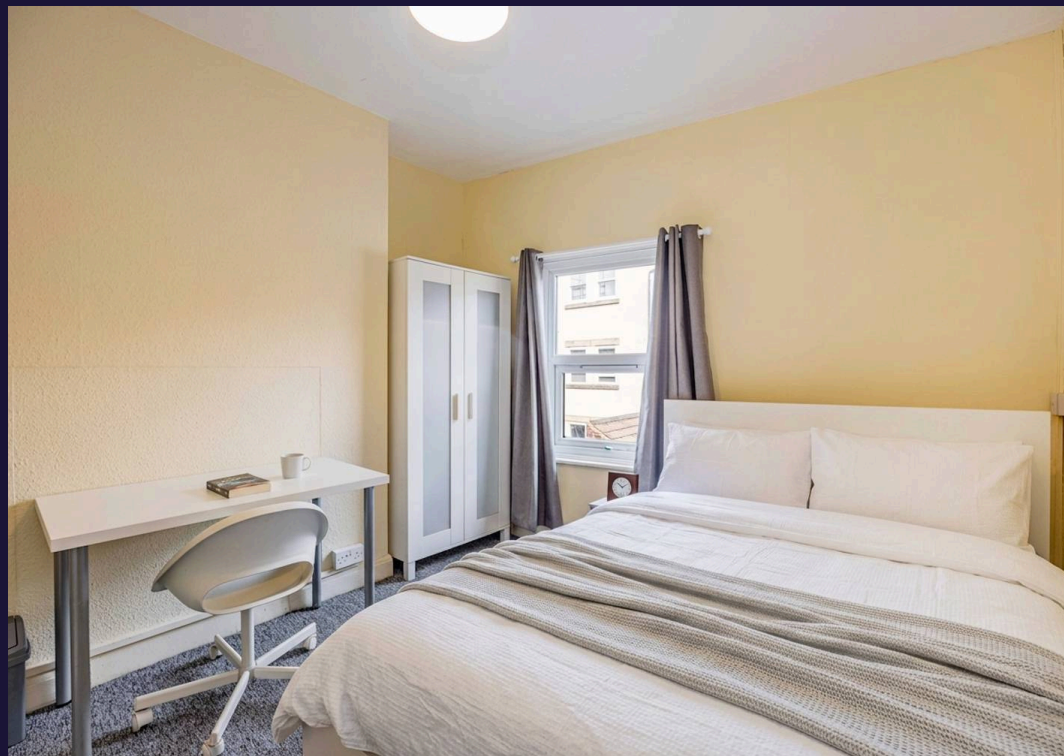
10' 10" x 10' 2" (3.30m x 3.10m)

Located on the second floor at the front of the property, this spacious bedroom is presented in neutral décor with fitted carpeting throughout. The room comes fully furnished with a bed and mattress, desk and chair, wardrobe, chest of drawers and a mirror, providing comfortable and practical accommodation for student living. Bright and generously sized, it offers plenty of space for both studying and relaxing.

Bedroom 3

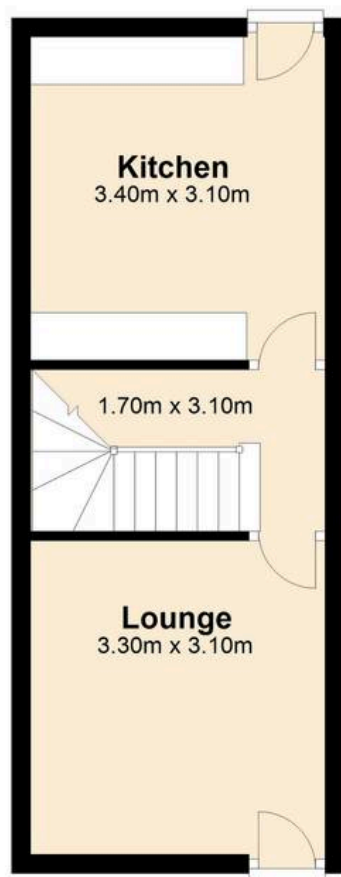
11' 2" x 10' 2" (3.40m x 3.10m)

Located on the second floor at the front of the property, this spacious bedroom is presented in neutral décor with fitted carpeting throughout. The room comes fully furnished with a bed and mattress, desk and chair, wardrobe, chest of drawers and a mirror, providing comfortable and practical accommodation for student living. Bright and generously sized, it offers plenty of space for both studying and relaxing.

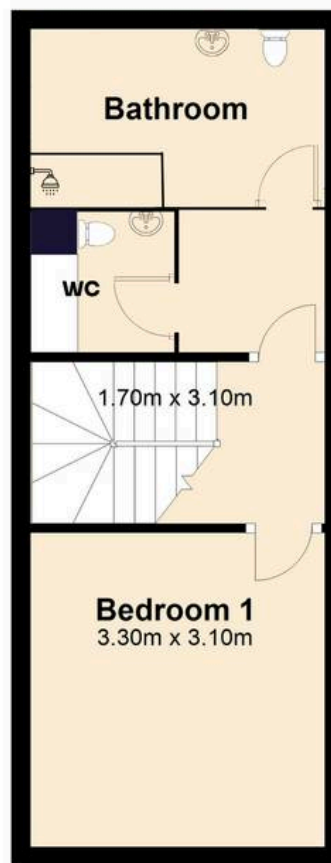




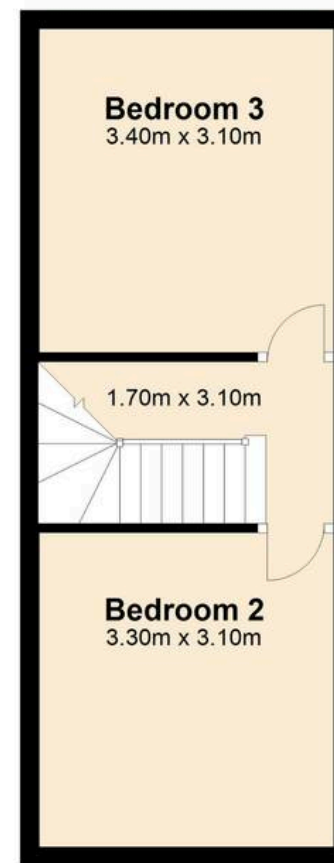
Ground Floor



First Floor



Second Floor





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