



Bleasby Street, Nottingham

£995 PCM

 **Comfort**
Estates



Bleasby Street

Nottingham

Comfort Estates are delighted to present this spacious three-bedroom home, available to rent immediately and offered on an unfurnished basis.

Arranged over three floors, the property offers generous living accommodation throughout. The ground floor comprises a welcoming entrance hallway, a bright and spacious living room, a separate dining room and a fitted kitchen with access to both the basement and the private rear garden.

The first floor features two well-proportioned double bedrooms and a family bathroom complete with both a separate bath and shower cubicle. Occupying the second floor is a further generous double bedroom, providing flexible accommodation for a variety of household arrangements.

Externally, the property benefits from a private rear garden, offering a pleasant outdoor space to relax and enjoy the warmer months. On-street parking is available outside the property for added convenience.

Ideally located with a range of local amenities on the doorstep, the property also benefits from excellent transport links, providing easy access to Nottingham City Centre and the surrounding areas.



**Available Now | Three Double Bedrooms |
Private Rear Garden | Unfurnished Property**



Hallway/Entrance

Upon entering the property, you are welcomed into a hallway providing access to the ground floor spaces, as well as the stairs leading to the first and second floors. The hallway benefits from convenient wall-mounted coat hooks and useful space, offering a practical area for coats, shoes and everyday essentials. Bright and functional, it creates a welcoming first impression of the home.

Lounge

13' 3" x 11' 2" (4.05m x 3.40m)

A spacious and inviting lounge, beautifully presented with neutral décor throughout, including neutral walls and fitted carpeting. Large windows fitted with curtains allow plenty of natural light to flood the room, creating a bright and welcoming atmosphere. The room further benefits from attractive high ceilings, enhancing the sense of space, and offers ample room for a range of furniture layouts to suit individual tastes and needs.

Dining Room

12' 2" x 11' 2" (3.70m x 3.40m)

Located between the lounge and kitchen, this spacious dining room provides an excellent area for both everyday dining and entertaining. The room is neutrally decorated with neutral walls and fitted carpeting, creating a bright and versatile space that can easily complement a range of furnishings and styles. A window overlooking the rear garden, fitted with curtains, allows plenty of natural light to enter. Generously sized, the room offers ample space for a dining table and additional furniture if desired.



Kitchen

11' 2" x 7' 1" (3.40m x 2.15m)

The kitchen is neutrally decorated throughout, featuring darker flooring and neutral walls to create a bright and practical space. Fitted with a range of wooden wall and base units, the room offers ample storage and workspace for everyday use. Appliances include an electric hob, oven and a stainless steel sink with drainer, while the boiler is also conveniently located within the kitchen. Windows to both the rear and side aspect overlook the garden and are fitted with blinds, allowing plenty of natural light into the room. There is designated space for an under-counter washer/dryer, as well as a dedicated area with plug sockets for a freestanding fridge freezer. The kitchen also provides direct access to both the basement and the rear garden, further enhancing its practicality and convenience.

Bathroom

11' 2" x 7' 1" (3.40m x 2.15m)

A spacious and bright bathroom, well presented with neutral décor and attractive laminate-effect flooring throughout. The room features both a separate shower cubicle, finished with stylish mosaic-effect surround, and a separate bath, offering flexibility for both quick showers and relaxing baths. The suite is completed by a wash hand basin, WC and heated towel rail, creating a practical and comfortable space for everyday living.

Bedroom 1

12' 2" x 8' 8" (3.70m x 2.65m)

A well-proportioned double bedroom, neutrally decorated with neutral walls and fitted carpeting throughout, creating a bright and versatile space. The room benefits from a window overlooking the rear garden, allowing plenty of natural light. Suitable for a variety of uses, this room would make an ideal guest bedroom, home office, nursery or additional bedroom.

Bedroom 2

14' 5" x 11' 4" (4.40m x 3.45m)

A further spacious double bedroom located at the front of the property, beautifully presented with neutral walls and fitted carpeting throughout. The



Bedroom 2

14' 5" x 11' 4" (4.40m x 3.45m)

A further spacious double bedroom located at the front of the property, beautifully presented with neutral walls and fitted carpeting throughout. The room benefits from two windows fitted with curtains, allowing plenty of natural light to create a bright and welcoming atmosphere. A useful built-in storage cupboard, positioned behind the door, provides practical space for clothing and household belongings. Generously sized and versatile, this room offers ample space for a range of bedroom furniture.

Bedroom 3

15' 11" x 15' 11" (4.85m x 4.85m)

Located on the second floor, this generous double bedroom offers a bright and versatile living space. Neutrally decorated with neutral walls and fitted carpeting throughout, the room provides a blank canvas for a range of furniture styles and layouts. With its spacious proportions and comfortable atmosphere, it is well suited as a main bedroom, guest room or additional family bedroom.

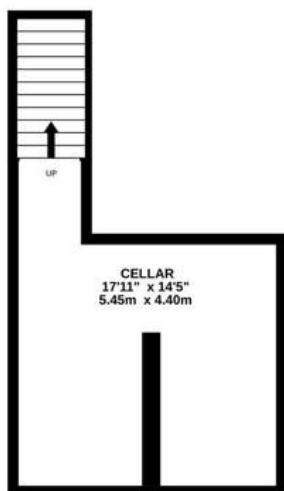
Basement

17' 11" x 14' 5" (5.45m x 4.40m)

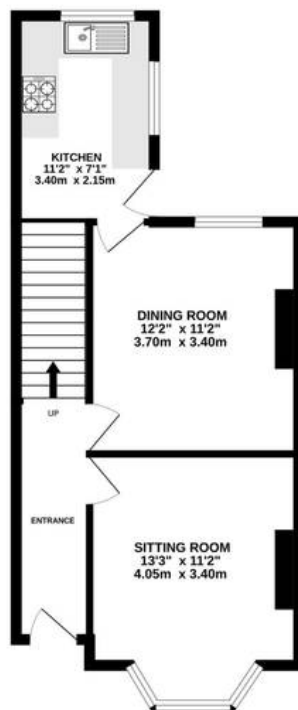
Accessed directly from the kitchen, the property benefits from a large basement providing excellent additional storage space. Versatile and practical, this useful area is ideal for storing household items, seasonal belongings, bicycles or other equipment, helping to keep the main living areas organised and clutter-free.



BASEMENT
233 sq.ft. (21.6 sq.m.) approx.



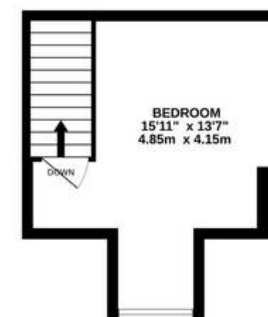
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
175 sq.ft. (16.2 sq.m.) approx.



9 BLEASBY STREET, NOTTINGHAM, NG2 4FR

TOTAL FLOOR AREA : 1275 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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