



Acton Avenue, Nottingham

£930 pcm

 **Comfort**
Estates



Acton Avenue

Nottingham

Comfort Estates are delighted to present this well-presented two-bedroom terraced home on Acton Avenue, available to rent now.

Offered unfurnished, this spacious property provides comfortable accommodation across two floors and is ideally suited to professionals, couples or a small family.

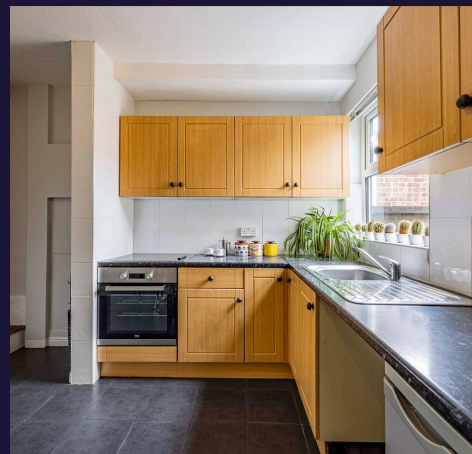
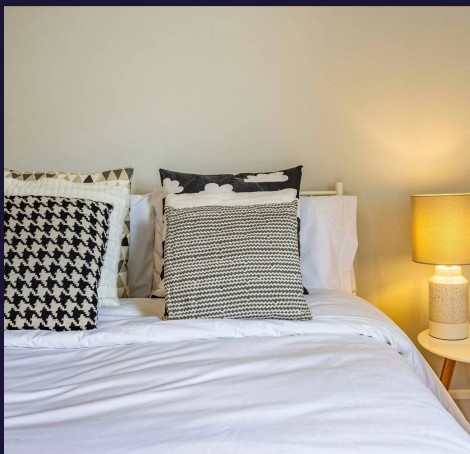
The ground floor comprises a bright and welcoming living room, a fitted kitchen/diner with ample storage and dining space, and spacious bathroom finished to a modern standard. Upstairs, the property benefits from two generous double bedrooms, both offering excellent proportions and versatile living space.

Externally, the property enjoys a private rear garden, providing the perfect outdoor space for relaxing and entertaining during the warmer months.

Ideally situated with excellent transport links, the property offers easy access to Nottingham City Centre via regular bus services, while a tram stop is within walking distance. A convenient local shop at the end of the road further enhances the practicality of this well-located home.

Available now. Early viewing is highly recommended.

Please note: The property is being marketed and let on an unfurnished basis. However, the landlord is happy to gift the following items to





Lounge

12' 6" x 10' 11" (3.80m x 3.34m)

Upon entering the property, you are welcomed into a spacious and inviting living room, beautifully presented with contemporary grey walls and new laminate flooring throughout. A large window fitted with a blind allows plenty of natural light to flood the room, creating a bright and airy atmosphere. An attractive feature fireplace provides a charming focal point, adding character and warmth to this comfortable living space.

Kitchen/Diner

13' 11" x 11' 1" (4.25m x 3.37m)

The kitchen is neutrally decorated throughout, featuring contemporary dark grey flooring and crisp white walls. Fitted with a range of wall and base units, the room offers ample storage and workspace for everyday living. Appliances include an electric hob, oven, stainless steel sink with drainer, and an under-counter fridge. The kitchen also benefits from a useful built-in storage cupboard fitted with shelves, lighting and plug sockets, making it an ideal space for additional storage or the addition of a freezer if required.

Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Located on the ground floor at the rear of the property, the bathroom is finished to a modern standard with contemporary grey wall tiles, new grey flooring and crisp white décor. The suite comprises a bath with shower over, a wash hand basin with storage cabinet beneath, and a wall-mounted mirror and WC. A wall-mounted towel rail provides added comfort and practicality, while the stylish finish creates a bright and welcoming space.



Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Located on the ground floor at the rear of the property, the bathroom is finished to a modern standard with contemporary grey wall tiles, new grey flooring and crisp white décor. The suite comprises a bath with shower over, a wash hand basin with storage cabinet beneath, and a wall-mounted mirror and WC. A wall-mounted towel rail provides added comfort and practicality, while the stylish finish creates a bright and welcoming space.

Bedroom 1

12' 4" x 10' 11" (3.77m x 3.34m)

Located on the first floor at the front of the property, this spacious double bedroom is beautifully presented with contemporary grey walls and laminate flooring throughout. The room benefits from attractive exposed brickwork and a feature fireplace, adding character and charm to the space. Built-in shelving provides useful storage and display space, while the generous room proportions offer plenty of flexibility for furnishings to suit individual needs.

Bedroom 2

11' 1" x 10' 10" (3.37m x 3.29m)

Located at the rear of the property with views overlooking the garden, this spacious double bedroom is well presented with contemporary grey walls and soft grey carpeting throughout. The room benefits from useful built-in storage cupboards tucked neatly into the corner, providing practical storage space. Versatile in its use, this bright and comfortable room would make an ideal second bedroom, guest room, home office or nursery.







Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk