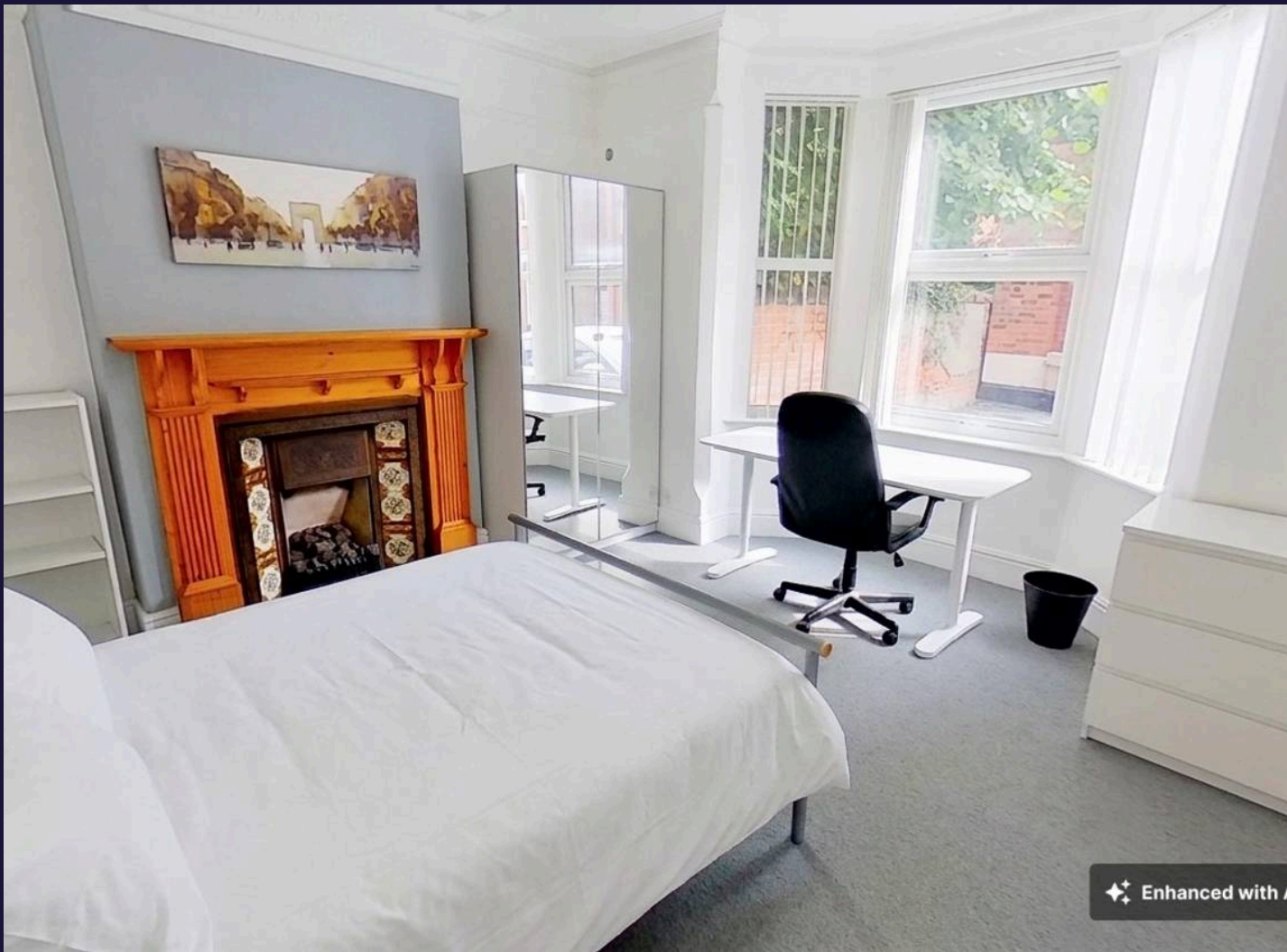




Church Avenue, Nottingham
£3,455 pcm

 **Comfort**
Estates



Church Avenue

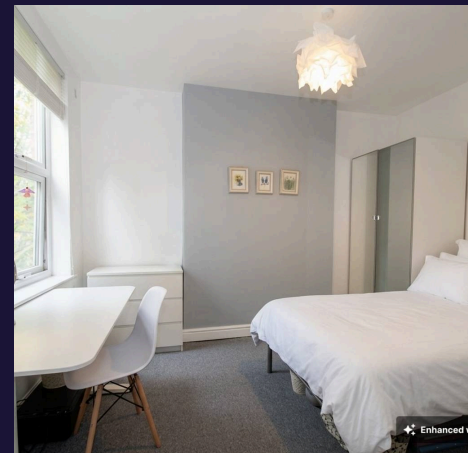
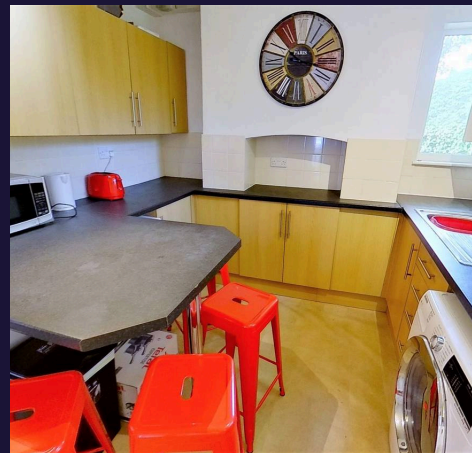
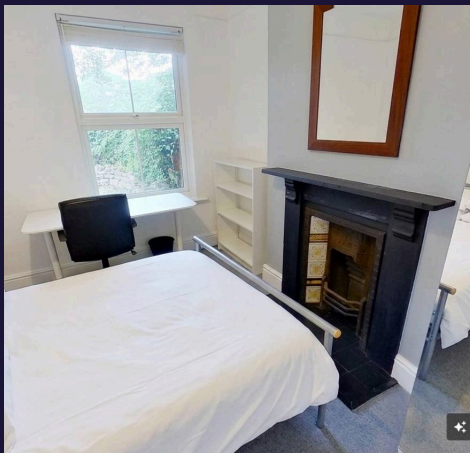
Nottingham

A Rare Find in Lenton – Detached Student Home with Original Features & Private Parking

A charming detached home full of character, offering five double bedrooms, beautiful period fireplaces and the rare added benefit of private parking in the heart of Lenton.

Ideally situated for students, this welcoming and well-presented property enjoys a fantastic location within easy reach of both Nottingham Trent University and the University of Nottingham, with Jubilee Campus just a short walk away. Excellent bus and tram links provide convenient access to Nottingham City Centre, while a great selection of local shops, cafés, takeaways and pubs are close at hand. The vibrant surrounding area offers the perfect balance of university life, everyday convenience and socialising.

Inside, the property combines a homely atmosphere with plenty of space for shared student living. The spacious lounge features stylish new flooring, creating a comfortable place to relax and socialise, while the separate kitchen provides a practical space for cooking and dining.



Enhanced with A

Enhanced with A



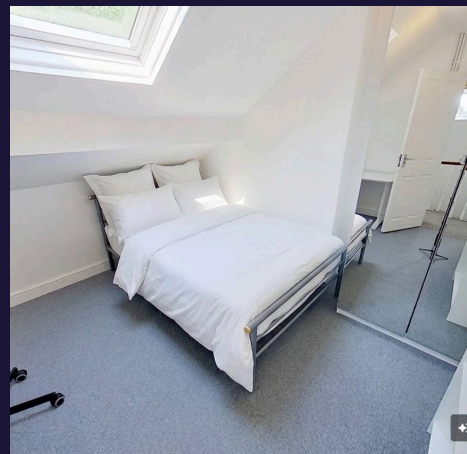
Church Avenue

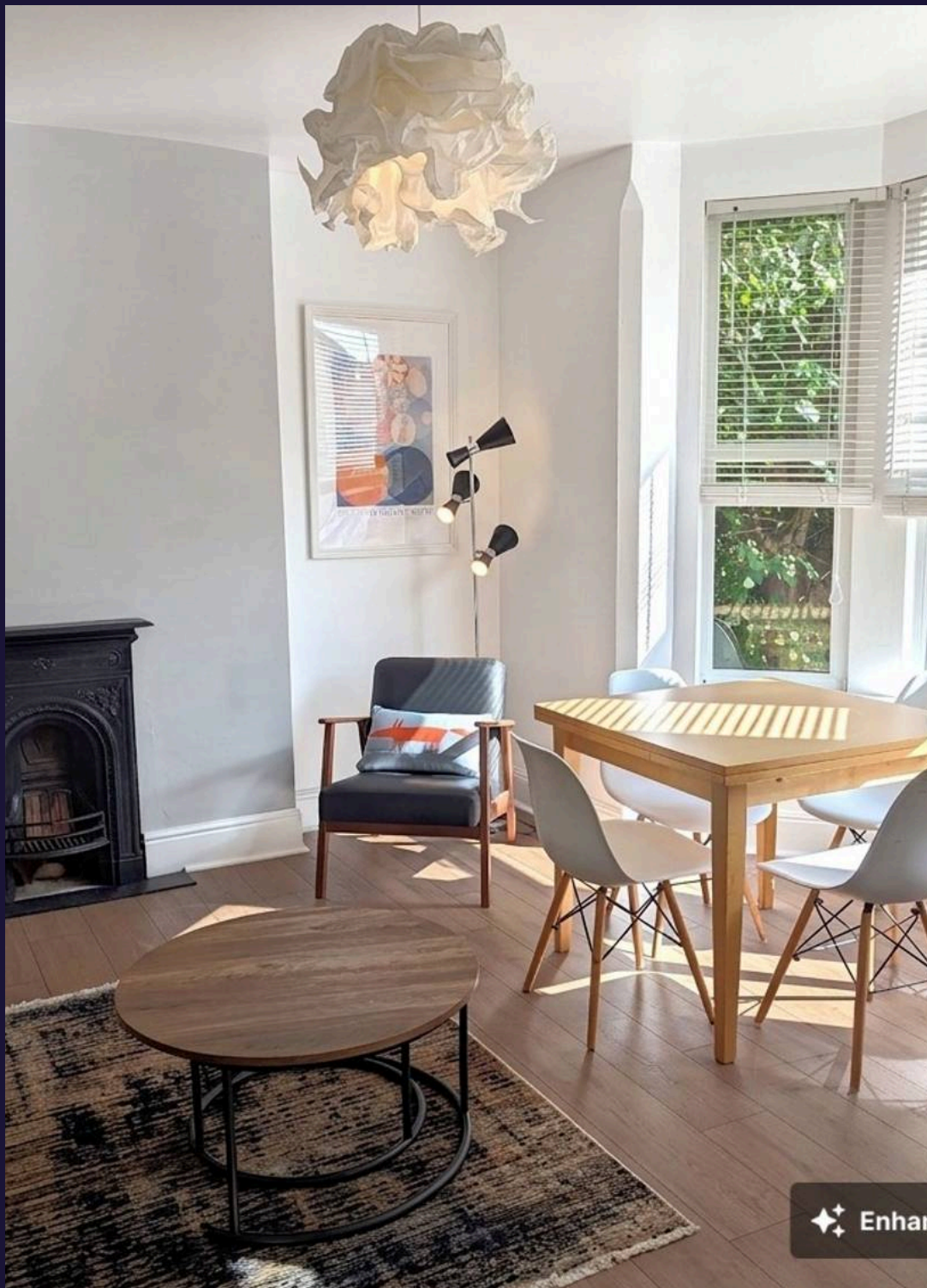
The property offers **five generously sized double bedrooms**, each furnished with a desk, drawers and wardrobe, providing comfortable study areas and ample storage. Natural light flows into the rooms, creating bright and inviting spaces that students can make their own.

Adding to the property's appeal are its lovely original period features, including beautiful period fireplaces that bring warmth, charm and individuality to the home. As a detached property, it also offers a distinctive feel, making it a particularly appealing choice for students looking for somewhere with character.

The accommodation is completed by **two bathrooms and a private garden**, offering valuable additional space to relax outdoors. Another standout feature is the **private parking space for one car** — a rare and sought-after benefit for properties in Lenton.

The location is ideal for student life, with Nottingham Trent University approximately a 15-minute walk away, Jubilee Campus within easy walking distance and convenient access to the wider university campuses and City Centre. With lively pubs, cafés, shops and excellent transport links nearby, everything you need is close at hand.





Church Avenue

Nottingham

| Your Next Student Home for 2027/28 | £159 pppw | Bills Included | 360 Virtual Tour Available | 5 Double Bedrooms | 2 Bathrooms | Private Garden | Driveway and Permits available for up to 3 cars | Council Tax band: D

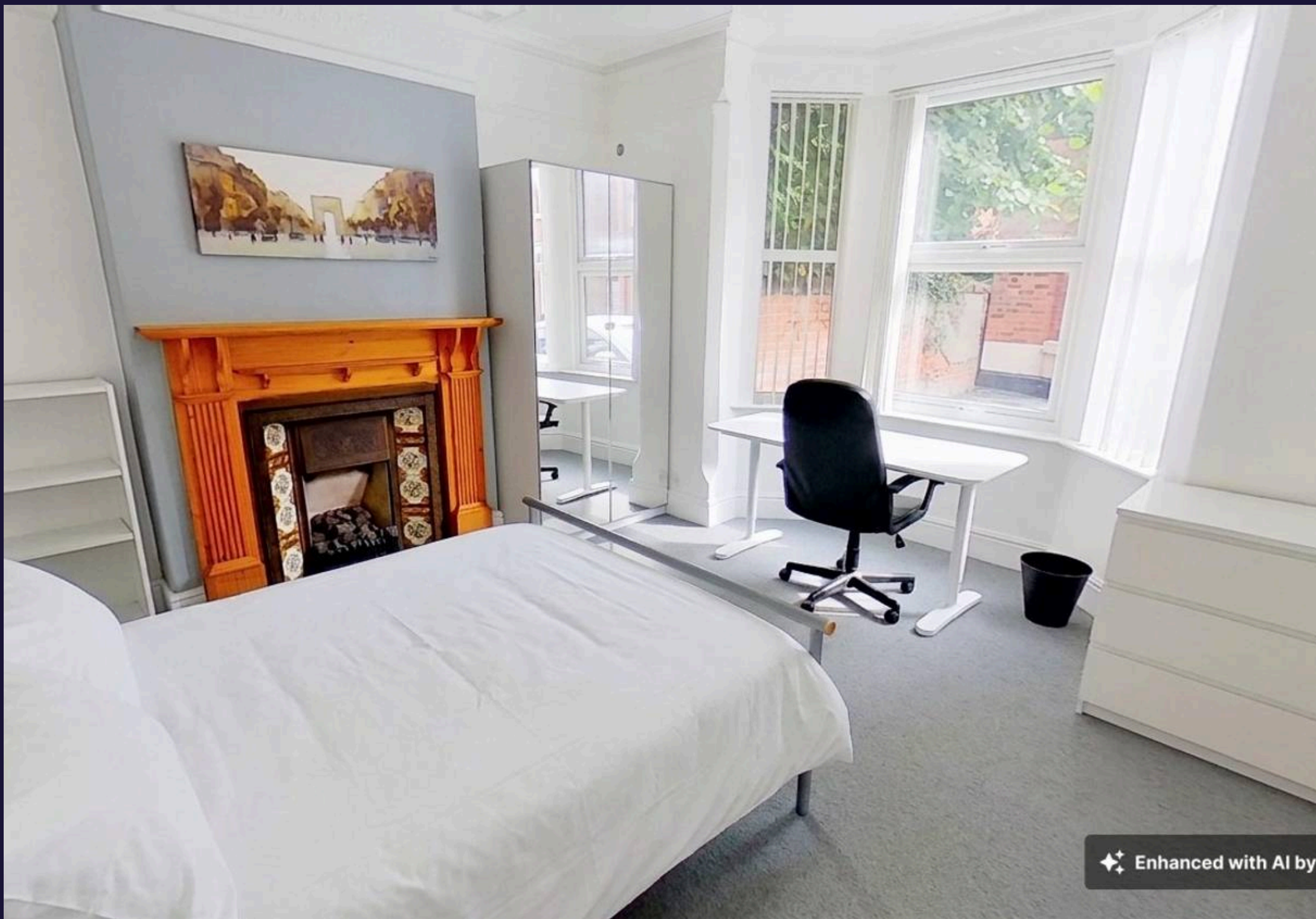
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- £159pppw Including Bills
- Deposit £350pp
- Available from 20 July 2027
- Private Garden
- Private Parking
- Flooded with Natural Light
- Close to Campus & The City
- Homely Detached Period Property

✦ ✦ Enhance



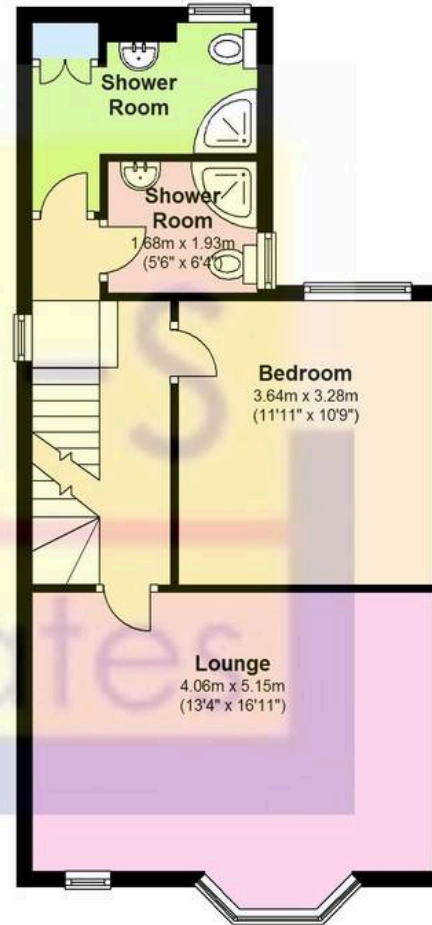
Ground Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



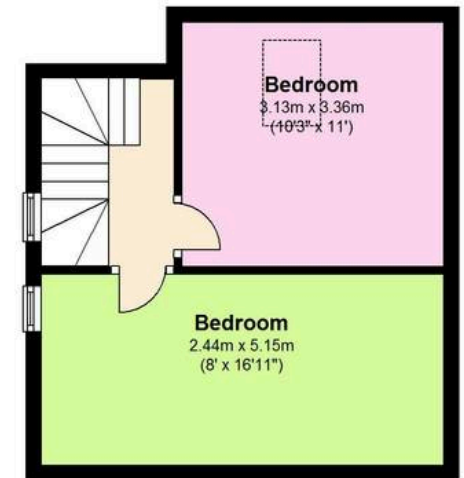
First Floor

Approx. 48.1 sq. metres (518.3 sq. feet)



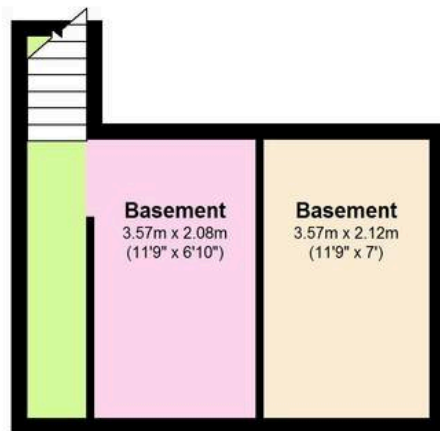
Second Floor

Approx. 27.9 sq. metres (300.5 sq. feet)

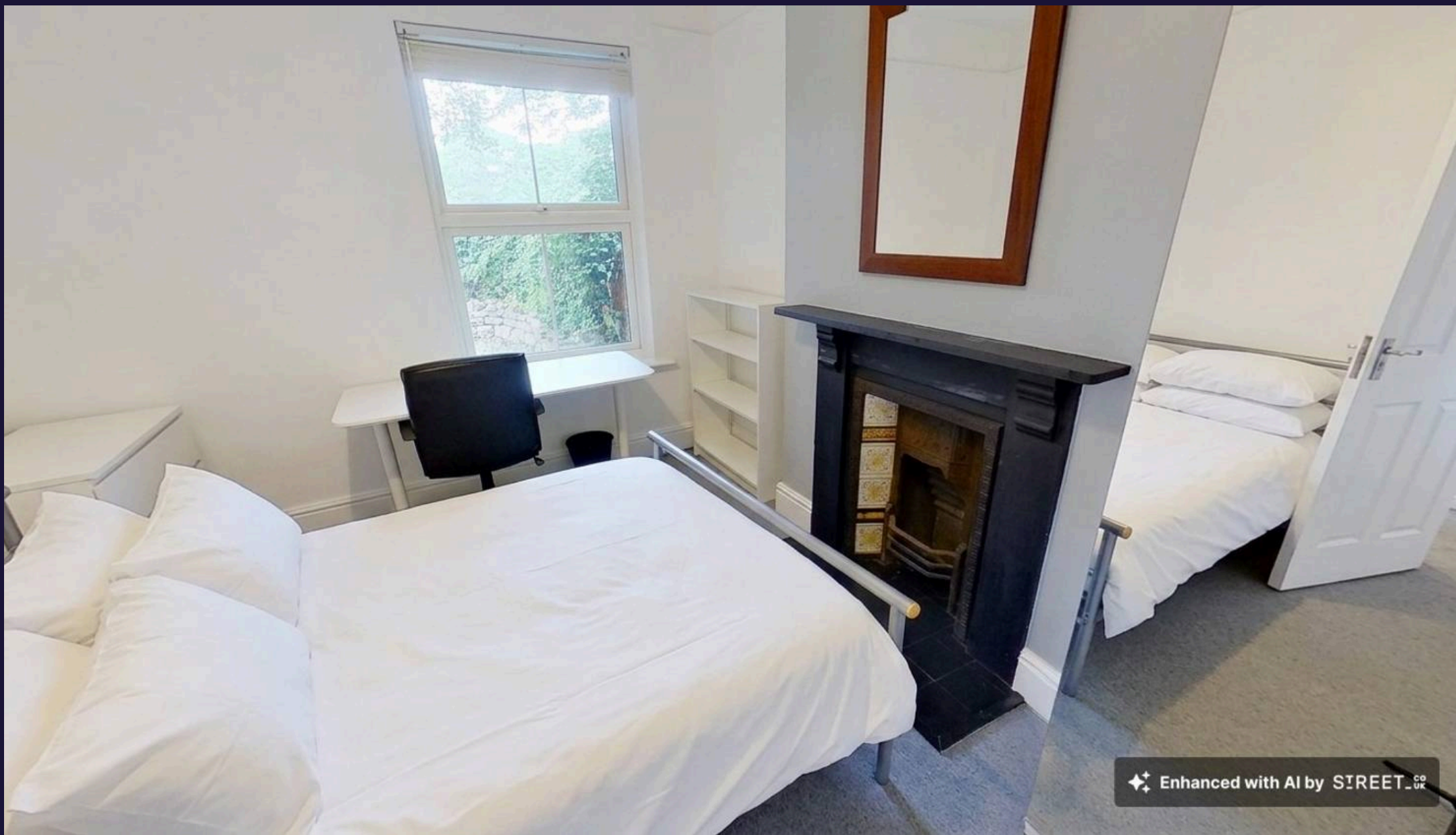


Basement

Approx. 19.4 sq. metres (208.9 sq. feet)



Total area: approx. 143.3 sq. metres (1542.1 sq. feet)



Comfort Estates

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