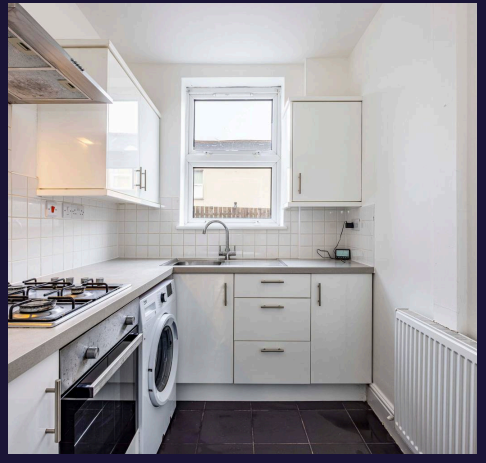


Brixton Road, Nottingham

£875 PCM

Comfort Estates









Brixton Road

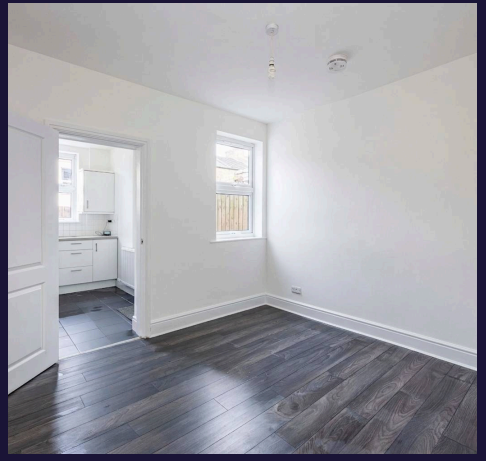
Nottingham

A well-presented two-bedroom home situated on the popular Brixton Road, offering spacious and versatile accommodation ideal for a professional single occupant, couple, or small family. Freshly decorated throughout and finished with contemporary grey laminate flooring, the property combines modern presentation with practical living space, creating a welcoming home.

The ground floor comprises two generous reception rooms, providing flexible accommodation for both living and dining. The front reception room benefits from a frosted window, offering additional privacy, whilst the second reception room enjoys views over the rear garden and features useful built-in under-stairs storage.

The kitchen is well-equipped with a freestanding fridge-freezer, washing machine, gas hob, oven, and extractor fan, along with ample cupboard storage. A door from the kitchen provides direct access to the rear garden, creating an ideal space for everyday living and entertaining.









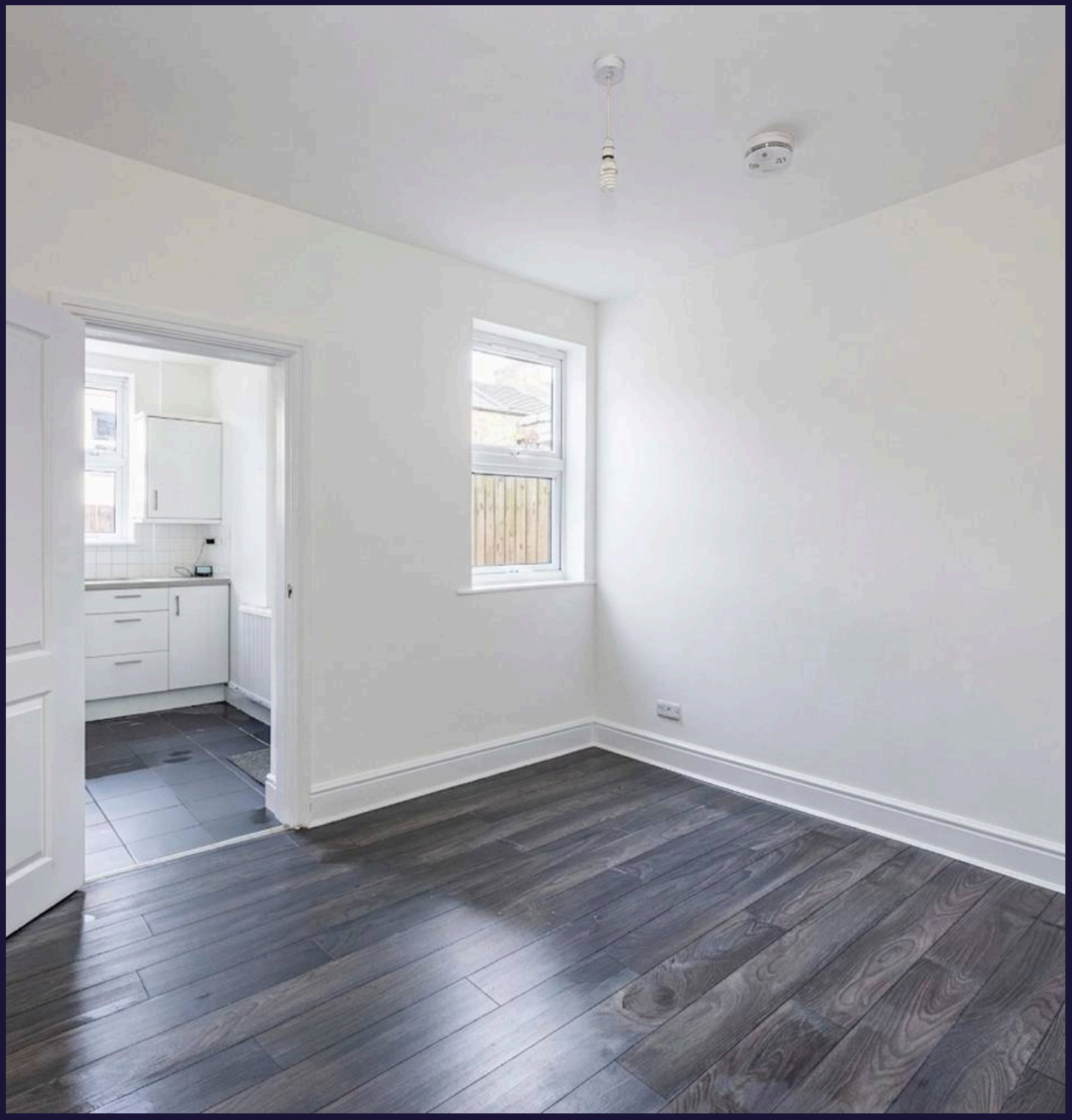
Brixton Road

Nottingham

Upstairs, the property offers two bedrooms and a contemporary shower room. The principal bedroom is positioned at the front of the property and benefits from built-in storage housing the boiler. The second bedroom overlooks the garden and offers excellent versatility as a guest bedroom, home office, nursery, or dressing room. The stylish shower room is fitted with a shower cubicle featuring both rainfall and handheld shower heads, a wash basin with vanity storage beneath, and a heated towel rail.

Externally, the property boasts a private enclosed rear garden complete with outdoor furniture, a planter area, wheelie bin storage, and gated rear access via the alleyway. On-street permit parking is available to the front of the property for added convenience.

Available now - Get in touch today to arrange a viewing!



Reception One
A bright and welcoming front reception room, freshly decorated throughout and finished with contemporary grey laminate flooring. Benefiting from a frosted front-facing window for added privacy, the room also features convenient built-in meter cupboards housing the fuse box and utility meters.

Reception Two
A spacious and versatile second reception room overlooking the garden, offering an attractive outlook and a comfortable living space. The room further benefits from useful built-in understairs storage, ideal for keeping household items neatly tucked away.

Kitchen
A well-equipped fitted kitchen offering ample storage and workspace, complete with a freestanding fridge freezer, washing machine, gas hob, oven, and extractor fan. A door provides direct access to the rear garden, creating a practical and convenient connection between indoor and outdoor space.



Bedroom One
A generously sized double bedroom situated at the front of the property, freshly decorated and finished with modern grey laminate flooring. The room benefits from built-in storage housing the boiler and CO alarm, helping to maximise the available living space.

Bedroom Two
Overlooking the rear garden, this versatile second bedroom offers a peaceful setting and would serve equally well as a guest bedroom, home office, or dressing room. The room benefits from a mirrored wardrobe, providing valuable storage whilst enhancing the sense of space and light.

Bathroom
A contemporary shower room fitted with a walk-in shower cubicle featuring both rainfall and handheld shower heads. The suite further comprises a wash basin with vanity storage beneath and a heated towel rail, creating a stylish and practical space for everyday use.



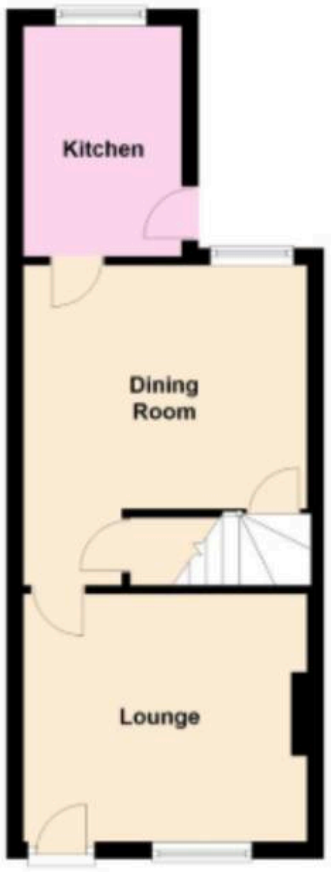




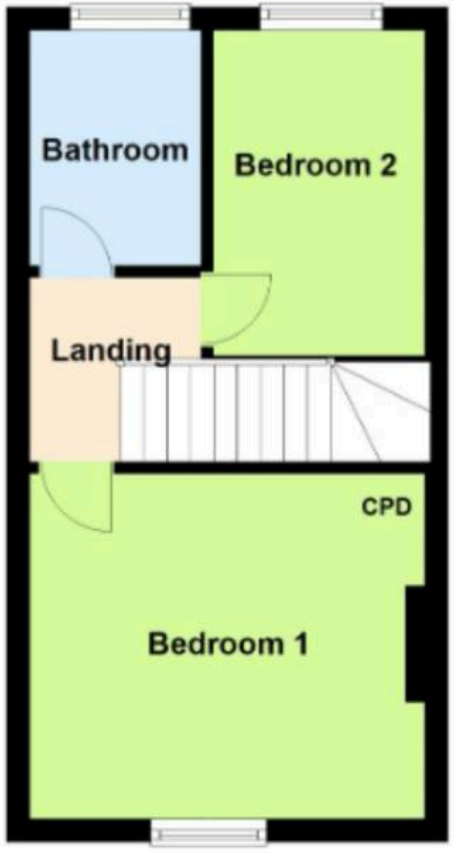


Comfort Estates

Ground Floor



First Floor



These measurements and layout are approximate and are for marketing purposes only.



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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