

**Cliff Road , Nottingham, NG1 1GT**



**2 Bedroom House**

**£1,196 pcm**

**Available from 11 September 2025**

**Comfort Estates, 47 Derby Road, Nottingham, NG1 5AW**

**0115 933 8997 | [info@comfortlettings.co.uk](mailto:info@comfortlettings.co.uk)**

**Head to [www.comfortestates.co.uk](http://www.comfortestates.co.uk) for more information about this property**



## FACILITIES

Furnished

Parking: Available at an additional cost

Furnished

2 Double Bedrooms

Furnished

Appliances Included

Furnished

Private Garden

Bills Inclusive Package Available

Parking: Available at an additional cost

## DESCRIPTION

Comfort Estates are proud to present this fabulous two bedroom house is situated on Cliff Road in the City of Nottingham. The popular Lace Market is just a 5 minute walk away, it is also walking distance to the Nottingham train station and tram / bus links.

The property has recently been renovated throughout and is tastefully furnished. There is a spacious lounge with feature fire place, a large modern fitted kitchen (with dishwasher, washer/dryer & fridge/freezer) and dining area. To the rear of the property is a small secure garden. Upstairs there are two double bedrooms with built in storage spaces and a modern white three piece bathroom suite with shower over bath.

There will be new carpets throughout the property which will be installed at the end of the current tenancy.

£138pppw excluding utilities. Utilities can be included at £18pppw.

Deposit of £250 per person

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Security Deposit required for this property will be **£500.00**.

The Holding Deposit required for this property will be 1 week's rent (this will be credited to your first month rental payment).

The minimum rental term is **12 Months**.