

**Derby Street , Beeston, Nottingham , NG9 2LG**



**4 Bedroom Terraced House**

**£2,572.40 pcm**

**Available from 08 July 2026**

| Your Student Home for 2026/27 | Great Location | £123 pppw | Excluding Bills | Flexible Dates | 50 Week Contract | Bills Inclusive Option Available | 360 Virtual Tour Available | 4 Double Bedrooms | 2 Bathrooms | Front and Rear Gardens | 13 Minute Walk to University of Nottingham | 9 Minute Walk to Beeston Centre | 17 Minute Walk to Beeston Train Station |

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

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

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



## FACILITIES

Furnished

Great Transport Links

Furnished

Close to University of Nottingham

Furnished

Broadband Internet Included

Furnished

Next to Broadgate

Appliances Included

Great Transport Links

## DESCRIPTION

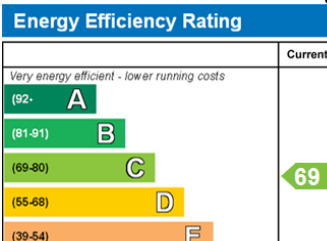
This property in Beeston is ideally located close to the University of Nottingham's main campus, making it perfect if you are a student who prefer to live away from the hustle of the City Centre. You will be located only a short walk from Broadgate, right on the doorstep of Beeston town centre. With fantastic transport links, including a tram service to campus and the City Centre, getting around is a breeze. Beeston is packed with places to shop, eat, and drink, catering to student lifestyles. Plus, the beautiful Attenborough Nature Reserve is nearby, providing a great escape for fresh air and greenery.

This property features a modern kitchen with ample storage, integrated appliances including a dishwasher, and everything you need for student living. The comfortable lounge includes two sofas, a TV, and a dining area, ideal for socialising or relaxing. All bedrooms are generously sized and fully furnished with double beds, desks, drawers, and wardrobes. With two bathrooms, the home offers a convenient 2:1 shower ratio- rare for the area and perfect for busy mornings!

Great for students looking for a mix of city and community life, with its own shops, cafés, and supermarkets. Fast tram links take you straight to campus or into town.

There is flexibility in the start date!

Don't miss out on making this stunning property your new home – book your viewing today!



The Security Deposit required for this property will be **£1400.00**.