

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



4 bedroom Terraced House

£2,589.80 pcm

Available from 15 July 2025

Comfort Lettings, 47 Derby Road, Nottingham, NG1 5AW

0115 9338997 | [info@comfortlettings.co.uk](mailto:info@comfortlettings.co.uk)

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



## FACILITIES

1. Furnished
2. 2 Bathrooms
3. Appliances Included
4. 4 Bedrooms
5. Close to Local Shops
6. Deceptively Spacious
7. Front and Rear Gardens
8. Furnished

## DESCRIPTION

| £149 pppw | Bills included | A spacious 4 Bedroom property located in the popular area of Beeston, which boasts a wide range of shops, from unique boutiques to large supermarkets and everything in between. It also benefits from a short walk to the tram network providing access to the City, both universities, Queens Medical Centre, and more! In brief, the property comprises of a modern fitted kitchen with integrated appliances, living room, 4 double bedrooms, two bathrooms and a private rear garden. Call Comfort Estates or reserve online today to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	54
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The security deposit required for this property will be £1800.00.

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.