

Warwick Avenue , Beeston, Nottingham, NG9 2HQ



4 Bedroom Semi Detached House

£451.91 pcm

Available from 08 August 2026

| Your Next Student Home for 2026/27 | £129pppw | £477pppm | Bills Included | NEW CARPETS THROUGHOUT PLANNED | 360 Virtual Tour Available | 4 Double Bedrooms | 1 Bathroom | Private Garden | Gardener Included | Off-Road Parking for 1 Car and Free On-Street | 14 Minute Walk to University of Nottingham | 15 Minute Walk to Beeston Centre |

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

0115 933 8997 | info@comfortestates.co.uk

Head to www.comfortestates.co.uk for more information about this property



FACILITIES

Furnished

Driveway

Furnished

Large Garden

Furnished

Walking distance to Beeston Centre and Tram Station

Furnished

Great Transport Links

4 Bedrooms

DESCRIPTION

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This fantastic student property is everything you've been looking for, ideally situated within walking distance of the University of Nottingham campus, Beeston town centre, and with excellent public transport links right on your doorstep, convenience couldn't be better. You will be just moments away from excellent transport links, taking you to the QMC and the vibrant Beeston High Street, where you'll have access to a wide range of fantastic shops, cafes, and other local amenities.

Inside, you'll find four spacious and cosy double bedrooms. The property also contains a modern bathroom and a stylish open-plan kitchen and living area, providing a great communal space for socialising and relaxing. Step outside and enjoy a generously sized garden with no need to worry about upkeep, as a gardener is included in the rent. There's also off-street parking, offering additional ease and comfort.

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

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	

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