



## Gregory Boulevard, Nottingham

In Excess of £200,000

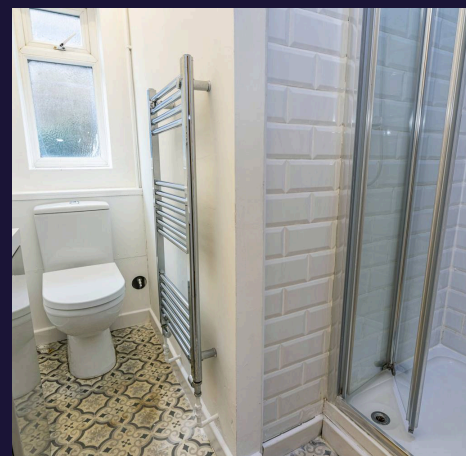




Comfort Estates presents this stunning Victorian terraced house located just a stone's throw away from the vibrant city centre. Boasting charm across three spacious stories, this property features four generous double bedrooms, making it the perfect haven for a growing family. The bay-fronted property boasts charm and elegance, setting the tone for the beautifully presented interiors that await within. A driveway for parking including an EV charging point, convenient transport links, and a tenancy agreement in place until January 2026, this residence is an exceptional investment opportunity, achieving £1,200 per calendar month.

Step outside and be delighted by the rear yard offering a secluded space to unwind and entertain. Must be viewed to truly appreciate the blend of character and contemporary living this property offers, making it a rare gem on the outskirts of the city.

- Four Spacious Double Bedrooms
- Driveway Parking with EV Charging Point
- Close Proximity to the City Centre
- Great Transport Links
- Currently Tenanted until January 2026 - Achieving £1,200 pcm
- Three Storey Victorian House
- Bay Fronted And Beautifully Presented Throughout





### **Hallway**

14' 8" x 3' 0" (4.48m x 0.91m)

A welcoming hallway, neutrally decorated with white walls and light wood effect laminate flooring. This space still has its original features, such as, coving, dado rail and featured arch.

### **Living Room**

14' 8" x 11' 5" (4.48m x 3.47m)

A spacious and airy room, filled with natural light through a large bay window. Neutrally decorated with white walls and light wood-effect laminate flooring.

### **Dining Area**

11' 5" x 12' 4" (3.47m x 3.76m)

This room is connected to the kitchen via an archway, creating a spacious open-plan kitchen/dining space. The neutral décor continues as well as features a fireplace, dado rail and high ceilings.

### **Kitchen**

11' 11" x 12' 3" (3.62m x 3.73m)

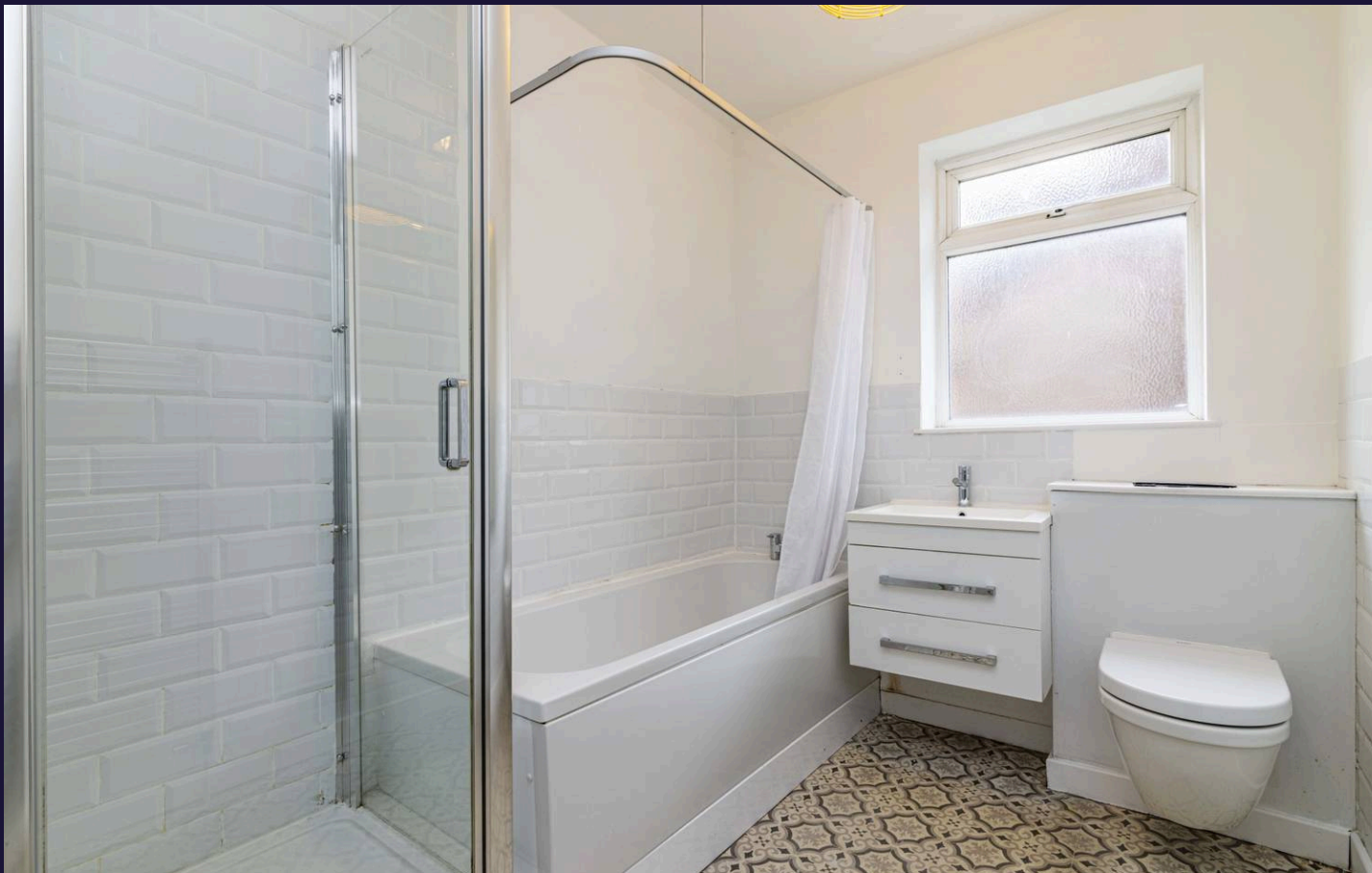
A modern kitchen with a range of white gloss base and wall units, marble effect worktop, and white subway tile splashback. This is a bright space with a window overlooking the rear yard, but also benefitting from a large skylight. There is also access to the rear yard from the kitchen.

### **Second Hallway**

7' 7" x 3' 7" (2.30m x 1.09m)

Off the dining room is another hallway, providing additional space for storage and leading to the cellar and downstairs shower room.





#### **Downstairs Shower Room**

7' 3" x 6' 8" (2.22m x 2.03m)

A contemporary designed shower room featuring patterned vinyl flooring, fresh white walls and white subway tiled shower surround. There is a WC, grey vanity wash basin with mirror over, shower cubicle and heated towel rail.

#### **First Floor Landing**

13' 0" x 5' 11" (3.95m x 1.81m)

With white walls featuring a dado rail and light laminate flooring.

#### **Bathroom**

11' 5" x 7' 2" (3.48m x 2.18m)

A spacious family bathroom, well-presented with patterned vinyl flooring and white subway tile/painted walls throughout. There is a separate shower cubicle, bath, white vanity wash basin, and wall mounted WC. There is also the added benefit of a built in storage cupboard, currently housing the washing machine.

#### **Bedroom 1**

14' 6" x 14' 8" (4.41m x 4.48m)

Located on the first floor to the front of the property is very large double bedroom, flooded with light from a lovely bay window and second smaller side window. The room is neutrally decorated with white walls and laminate flooring.



#### **Bedroom 2**

13' 0" x 9' 1" (3.95m x 2.77m)

Located on the first floor, to the rear of the property, there is a well-proportioned double bedroom, once again neutrally decorated with white walls and laminate flooring. There is a large window overlooking the rear yard.





### **Second Floor Landing**

13' 0" x 5' 7" (3.95m x 1.69m)

White walls and laminate flooring continue to the top floor. With a pendant light fitting and radiator. Leading to the second floor bedrooms.

### **Bedroom 3**

13' 0" x 9' 9" (3.95m x 2.97m)

Located on the second floor, to the rear of the property. There is another well-proportioned double bedroom, neutrally decorated with white walls and laminate flooring. There is a large window overlooking the rear yard.

### **Bedroom 4**

13' 5" x 15' 7" (4.10m x 4.76m)

Located on the second floor to the front of the property, another spacious double bedroom offering plenty of light through two large windows. Neutrally decorated like the rest of the property with white walls and oak effect laminate flooring.

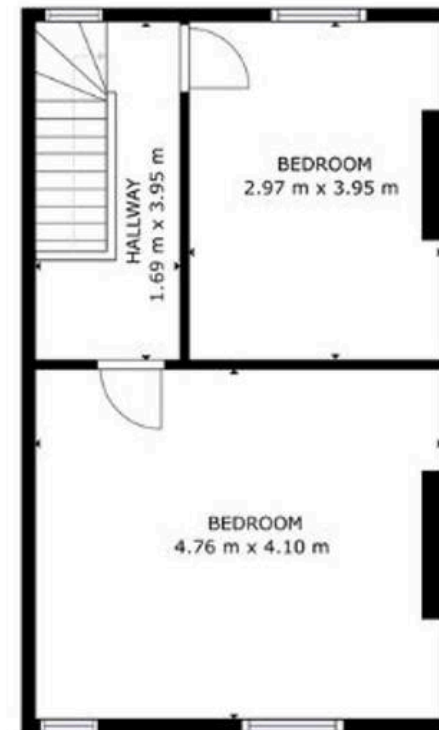




FLOOR 1

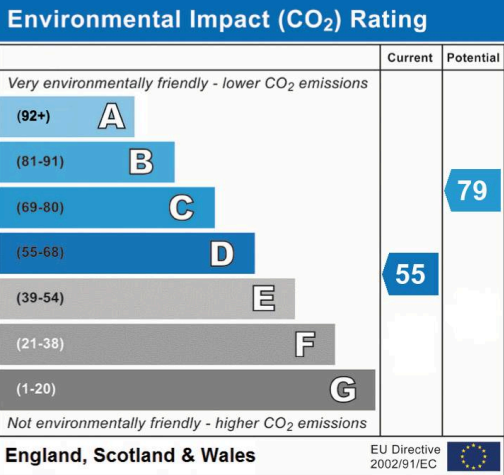
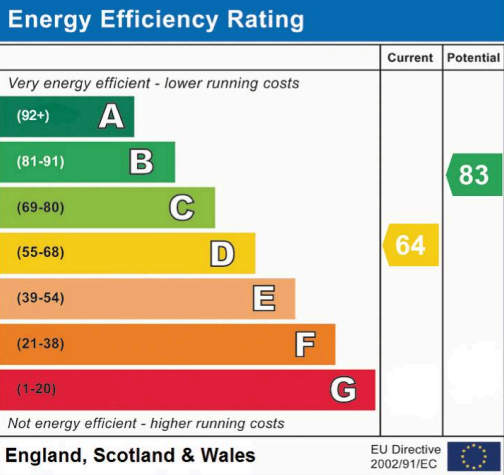


FLOOR 2



FLOOR 3









## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)