



Coleby Avenue, Nottingham
£930 pcm

 **Comfort**
Estates



49 Coleby Avenue

Nottingham

Comfort Estates are delighted to present this two-bedroom home ideally located within walking distance of the QMC, Nottingham City Centre, and both Universities. The property benefits from off-street parking, a private garden, and comes fully furnished, including all essential kitchen appliances.

Situated in the heart of Lenton, you'll enjoy convenient access to a wide range of local amenities, all reachable on foot, along with excellent public transport links including the tram. The area also offers several popular green spaces such as Wollaton Park, Highfields Park, and Lenton Recreation Ground, and even features its own Art Deco cinema.

The accommodation briefly comprises an entrance porch leading into a comfortable living room, a kitchen with a dining area, two bedrooms and a bathroom, along with off-street parking and a private garden.

Available from the 29th December 2025 - Get in touch today to arrange a viewing!





Kitchen

14' 8" x 9' 5" (4.48m x 2.86m)

The kitchen has a range of high gloss base and wall units with integrated double oven and grill, 4 ring gas stove and single sink with drainer and mixer tap. As well as a freestanding fridge/freezer, washing machine, dishwasher, microwave, and wall mounted boiler. Finished with wood effect laminate flooring and tiled splashback. Furnished with dining table and chairs.

Lounge

14' 5" x 11' 5" (4.40m x 3.49m)

A generous lounge space with neutral décor, wood effect laminate flooring, feature fireplace and pendant light fitting with uPVC double glazed windows to the front aspect. Furnished with a leather sofa and large coffee table.

Master Bedroom

11' 6" x 11' 5" (3.50m x 3.47m)

Spacious double bedroom with fitted carpets, neutral décor, and uPVC double glazed window. Furnished with a double bed with under bed storage and mattress, 2 bedside tables and a built-in wardrobe with rail and storage.

Bedroom 2

12' 8" x 7' 11" (3.87m x 2.42m)

The second bedroom has grey carpets, neutral décor, and uPVC window. Furnished with a single bed with under bed storage and mattress, bedside table and built-in storage cupboard.



Bathroom

9' 4" x 6' 6" (2.84m x 1.97m)

A good-sized bathroom with four-piece suite, including hand wash basin, WC, white panelled bath and separate shower with rainfall shower head. As well as a mirrored cabinet above the basin, tall white cabinet and heated towel rail and uPVC double glazed window to rear aspect. Finished with white tiling on the walls and black tiled flooring.

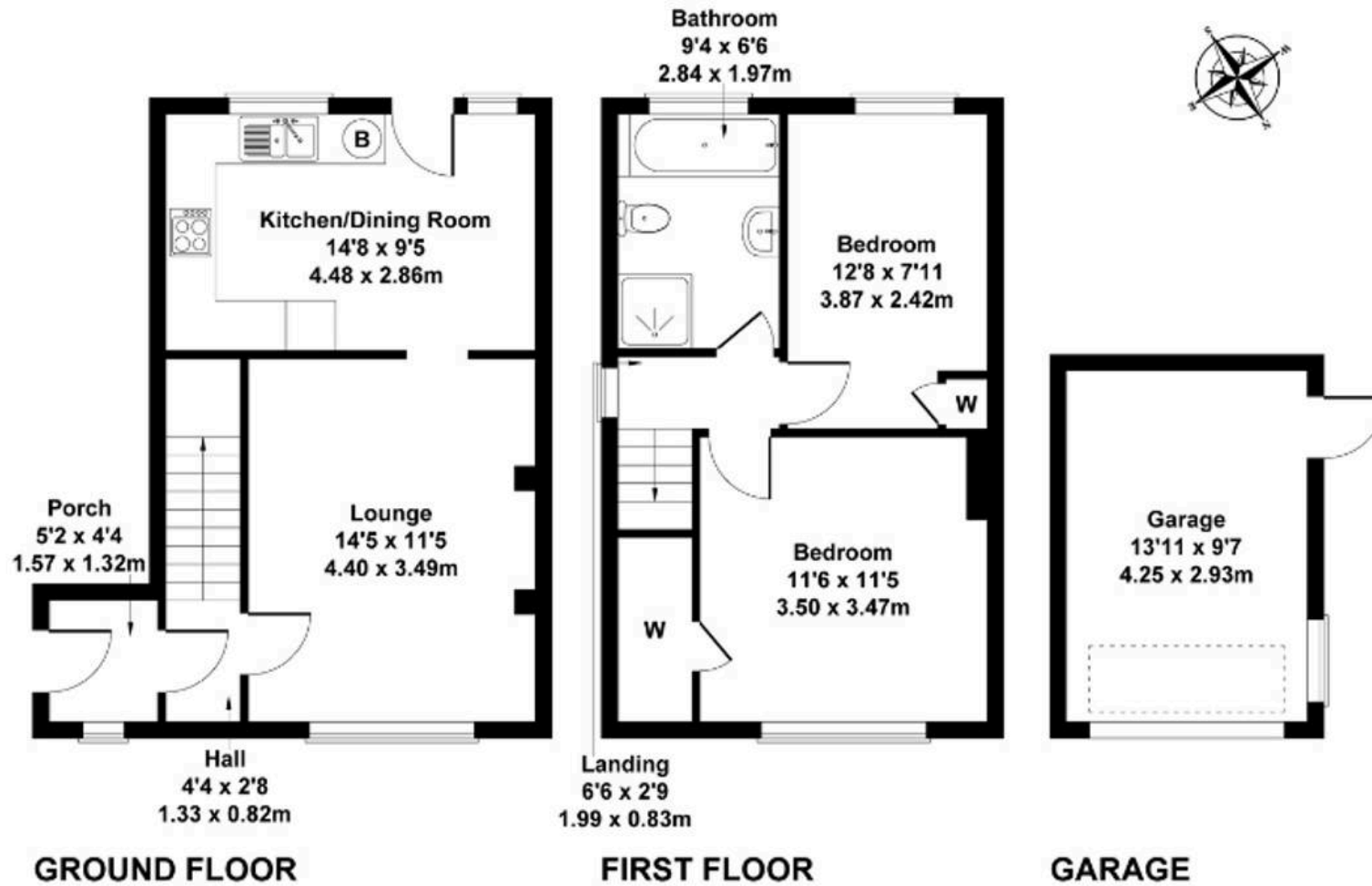
Garage

13' 11" x 9' 7" (4.25m x 2.93m)

The property also benefits from a garage at the rear of the property - accessible via the driveway or rear yard.



Approximate Gross Internal Area
861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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