



Pullman Road, Nottingham
£995 pcm

 **Comfort
Estates**



Pullman Road

Nottingham

Comfort Estates are pleased to bring this well-presented, unfurnished, two-bedroom property to the market.

Located in the popular area of Sneinton, the property is close to Nottingham City Centre with excellent transport links to both universities and the Queen's Medical Centre. The house also benefits from being within walking distance of Hockley, the Nottingham Lace Market and the quirky Sneinton Market, where you'll find an array of independent shops, cafés and local amenities.

In brief, the property comprises a bright and spacious lounge complemented by a large bay window, a dining room featuring a charming fireplace, and a modern kitchen complete with integrated oven, hob and extractor fan. There is also a stylish bathroom fitted with a contemporary three-piece suite.

To the first floor are two good-sized bedrooms, both with feature fireplaces and wood-effect flooring. To the rear of the property there is a low-maintenance garden, accessible via the kitchen, and on-street parking is available.

Available now, this property would be ideal for a single occupant, couple or two professional sharers. Call Comfort Estates today to arrange a viewing and avoid disappointment.

Comfort Estates are pleased to bring this well-presented, unfurnished, two-bedroom property to the market.





Living Room

14' 4" x 10' 10" (4.37m x 3.29m)

Spacious living room with grey carpet and crisp white walls, creating a bright and neutral space. A large bay window to the front aspect of the property allows plenty of natural light to flood the room, while a feature fireplace with stylish tiled detailing at the base adds character and a focal point to the space.

Dining Room

12' 0" x 10' 11" (3.67m x 3.34m)

A further reception room located just off the kitchen provides the perfect space for a dining area. The room is finished with grey carpet and white walls, and features an exposed brick chimney breast with modern tiled detailing at the base of the fireplace, creating a stylish focal point.

Kitchen

11' 11" x 7' 1" (3.62m x 2.16m)

A bright galley kitchen fitted with integrated appliances including an oven, gas hob and extractor fan. The space is finished to a modern standard with matt grey cabinet fronts and a contrasting wood-effect worktop offering plenty of preparation space. A sleek black sink with draining board adds to the contemporary feel, while large windows allow plenty of natural light to fill the room.

Bathroom

6' 9" x 6' 6" (2.06m x 1.97m)

The modern bathroom is located on the ground floor at the rear of the property. It is decorated with stylish grey wall tiles and grey laminate-effect flooring, creating a contemporary finish. The suite includes a bath with contrasting black shower over, WC, wash basin and a large wall-mounted mirror.



Bedroom 1

13' 0" x 9' 3" (3.96m x 2.83m)

The first bedroom offers a bright and versatile space, finished with white walls, wood-effect flooring and a charming feature fireplace. The room can comfortably accommodate a double bed along with additional furniture, while the window overlooks the rear of the property, allowing in plenty of natural light.

Bedroom 2

15' 4" x 11' 8" (4.68m x 3.56m)

The main bedroom is a bright and spacious room, finished with white walls and a contrasting feature wall, wood-effect flooring and a charming feature fireplace. The space comfortably accommodates a double bed with plenty of room for additional furniture. Two windows to the front aspect of the property allow for plenty of natural light, creating a light and airy feel.

Entrance

10' 10" x 3' 3" (3.29m x 1.00m)

Upon entering the property you are welcomed into the hallway, which provides access to the two reception rooms. The space features carpeted stairs, white painted walls and wooden flooring, creating a bright and inviting first impression. There is also a Nest learning thermostat to control heating both at or away from home.





Comfort Estates



GROUND FLOOR



SECOND FLOOR



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk