



## 36 Warwick Avenue, Beeston

£1,755 pcm Freehold

4 Bedrooms • 1 Bathroom • Open Plan Living • Driveway • Large Garden • Walking Distance to Beeston Town Centre • Great Transport Links • New Boiler Fitted 2024 • Close to University of Nottingham



| Your Student Home for 2026/27 | £101 pppw Bills Excluded, £126pppw Bills Included | 49 Week Contract | 360 Virtual Tour Available | Private Garden | Gardener Included | Off-Road Parking for 1 Car | Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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### **Entrance Hallway**

A welcoming and practical entrance hallway provides ample space for storing shoes and coats, along with an under-stairs cupboard housing the boiler and additional storage space.

### **Open Plan Lounge/Kitchen**

A great contemporary open-plan space featuring a lounge area furnished with two sofas and side tables, leading through to the kitchen equipped with modern appliances including a fridge freezer, dishwasher, oven with electric hob, washing machine, microwave, kettle, and toaster. Enjoy views onto the large rear garden from this inviting space.

### **4 Double Bedrooms**

All four double bedrooms are smartly furnished with double bed, wardrobe, desk, and chair.

### **Bathroom**

A modern bathroom with stylish neutral tiles, featuring a WC, wash hand basin, and corner shower.

## REAR GARDEN

A large rear garden mainly lawn with a patio area outside the back door. There is also side access through to the front drive.



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Beeston offers a wealth of amenities, blending popular retailers and restaurants with diverse independent businesses, bars, and eateries. The Beeston Square Development features the Arc Cinema for entertainment. We also love Beeston for its abundance of green spaces, Beeston Marina, Highfields Park and Boating Lake, and Wollaton Park Estates and Deer Parks—ideal spots for activities or relaxing in nature. Just a short walk of around 10 minutes you can reach the Town Centre, the University of Nottingham's West Entrance, Highfields Park, the tram stop. Additionally, there is a bus stop moments from Warwick Avenue to reach Nottingham City Centre.

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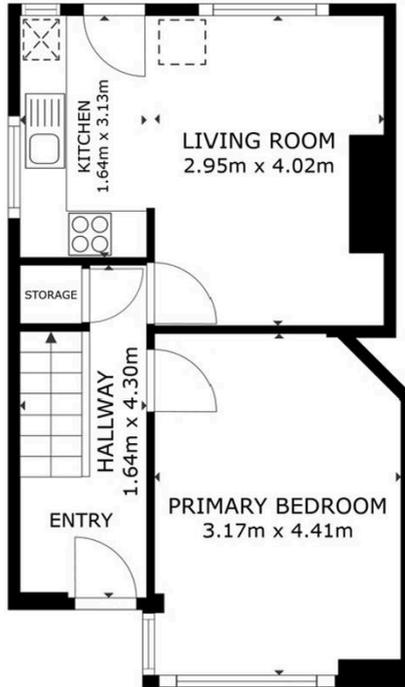
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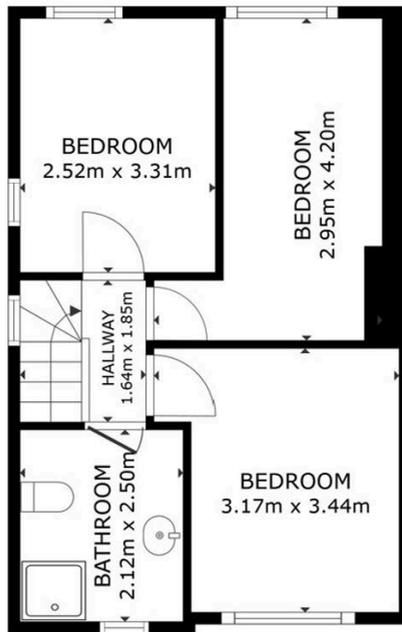


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FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 38.8 m<sup>2</sup> FLOOR 2 37.3 m<sup>2</sup>  
 TOTAL : 76.1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 38.8 m<sup>2</sup> FLOOR 2 37.3 m<sup>2</sup>  
 TOTAL : 76.1 m<sup>2</sup>  
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