



109 Beeston Road, Nottingham, NG7 2JQ £118 Per Week



Students 2024-2025

Suitable for students £118.00 per person per week inclusive of bills

This modernised 7 bedroom home has been finished to a very high standard. The kitchen/diner includes fridge/freezer, washing machine and dishwasher. The separate living room is furnished with sofas and a plasma TV. All the bedrooms are good sized double rooms and come fully furnished.

Very close to QMC and just a 2 minute walk to the University of Nottingham tram stop. Within walking distance to all local amenities and public transport routes.

Viewing is highly recommended - do not miss out on this property!



Bedroom 1

11'3" x 12'0" (3.43m x 3.68m)

Bedroom 2

12'2" x 12'3" (3.72m x 3.75m)

Bedroom 3

9'2" x 14'0" (2.81m x 4.28m)

Bedroom 4

10'11" x 9'7" (3.33 x 2.94)

Bedroom 5

8'3" x 12'2" (2.52m x 3.71m)

Bathroom

6'5" x 7'9" (1.97m x 2.37m)

Bedroom 6

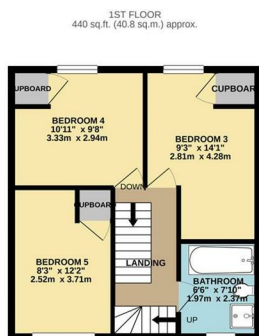
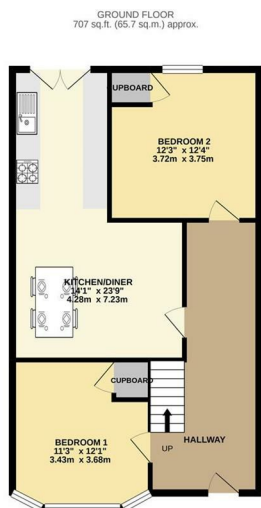
7'9" x 16'2" (2.37m x 4.95m)

Bedroom 7

12'4" x 8'2" (3.76m x 2.49m)

Shower Room

6'0" x 8'0" (1.84m x 2.46m)



TOTAL FLOOR AREA: 1474 sq. ft. (136.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.