



## Bentinck Road

, NG7 4AA

**£135 Per week**



Nestled on the charming Bentinck Road, this delightful student property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this house is ideal for students seeking a welcoming and practical living space. The property features a spacious reception room, providing an excellent area for relaxation and socialising with friends or fellow housemates.

The bathroom is thoughtfully designed to cater to the needs of busy students, ensuring that daily routines are both efficient and comfortable. The layout of the house promotes a sense of community while also allowing for personal space, making it a perfect choice for those looking to balance study and leisure.

Whether you are looking to settle in with friends or seeking a quiet space to focus on your studies, this student house on Bentinck Road is a fantastic opportunity. Don't miss the chance to make this your home away from home.



## Description

Student Let - 2026 - 2027

£135pppw Unlimited utilities £300 deposit

Bentinck Road is well-situated, providing easy access to local amenities, transport links, and nearby educational institutions, making it an attractive option for students. This property not only offers a comfortable living environment but also places you in the heart of a vibrant community.

**Lounge / Kitchen 14'5" x 10'5" (4.40m x 3.2m)**

**Bedroom One 16'4" x 7'10" (5.00m x 2.40m)**

**Bedroom Two 12'0" x 8'9" (3.66m x 2.68m)**

**Bedroom Three 13'1" x 11'9" (4.00m x 3.60m)**

## Disclaimer

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

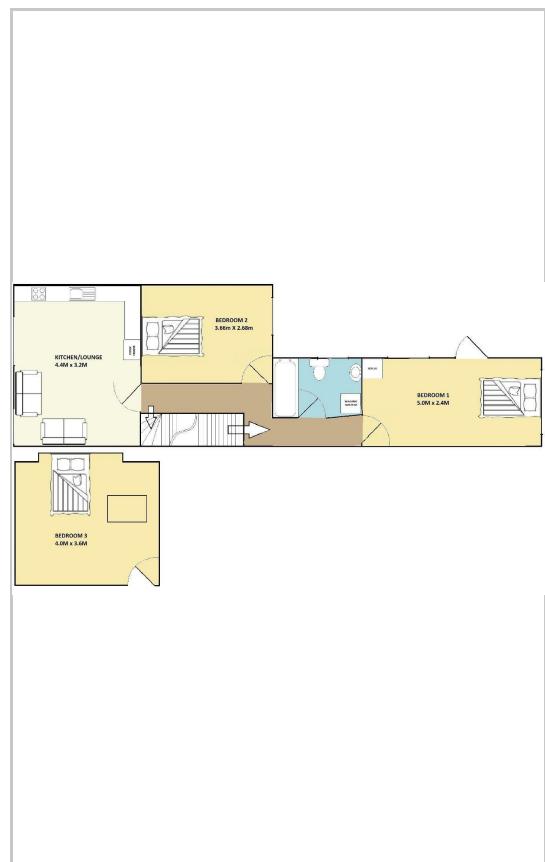
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

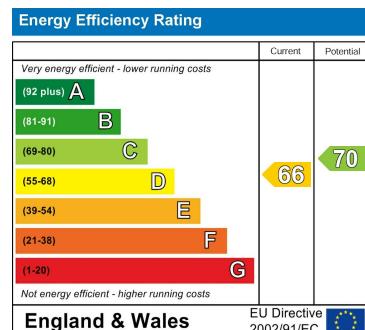
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.