



3



1



1



D

DavidJames
the estate agent

Valeside Gardens, Colwick, Nottingham, NG4 2EP

£1,200 Per Calendar Month

About This Property

This immaculately presented and recently refurbished mid-terrace home in the heart of Colwick offers stylish, modern living with excellent access to local amenities and transport links. The property opens with an inviting entrance hall leading to a contemporary kitchen fitted with sleek white units, marble-effect worktops and integrated cooking appliances. To the rear, the spacious lounge/dining room provides a bright and versatile living space, complete with a useful storage cupboard and views over the garden. Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles, all served by a modern shower room finished to a high standard. Outside, the enclosed rear garden features an initial paved patio, a lawned area, a gravelled section with outdoor storage, and gated access to the garage, while a tarmac driveway sits to the front, offering convenient off-street parking.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

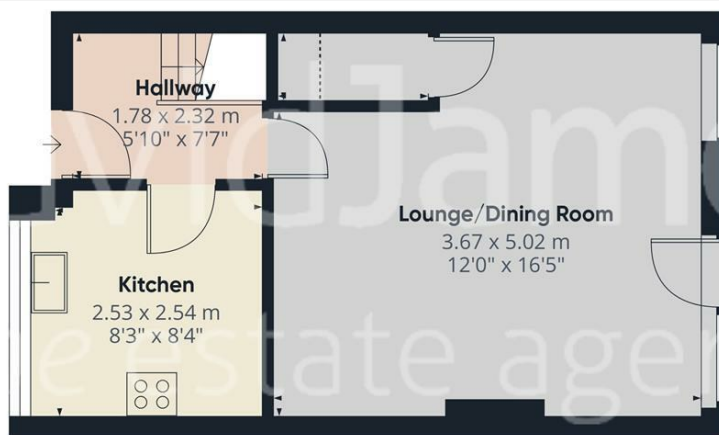
Council Band: A

Pets: Not permitted

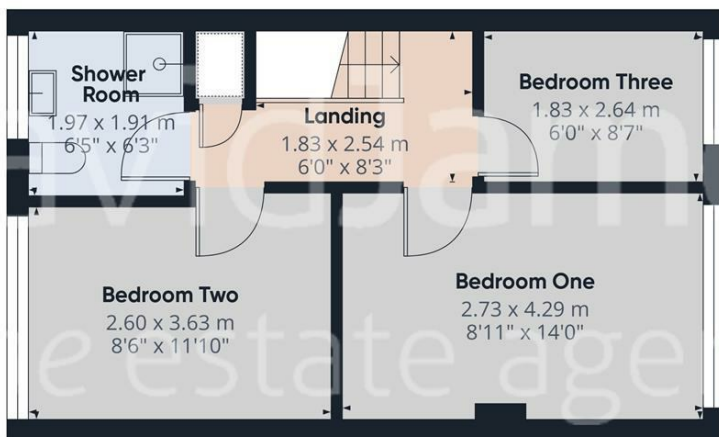
- Immaculately presented mid-terrace house
- Three bedrooms, including two doubles
- Recently refurbished throughout
- Entrance hall
- Modern kitchen with white units & marble-effect worktops
- Spacious lounge/dining room with storage cupboard
- Stylish first-floor shower room
- Electric heating & UPVC double glazing
- Enclosed rear garden with patio, lawn, gravel area & outdoor storage
- Detached garage to the rear and a driveway to the front







Floor 0



Floor 1



Approximate total area⁽¹⁾

69.5 m²

748 ft²

Reduced headroom

0.4 m²

4 ft²

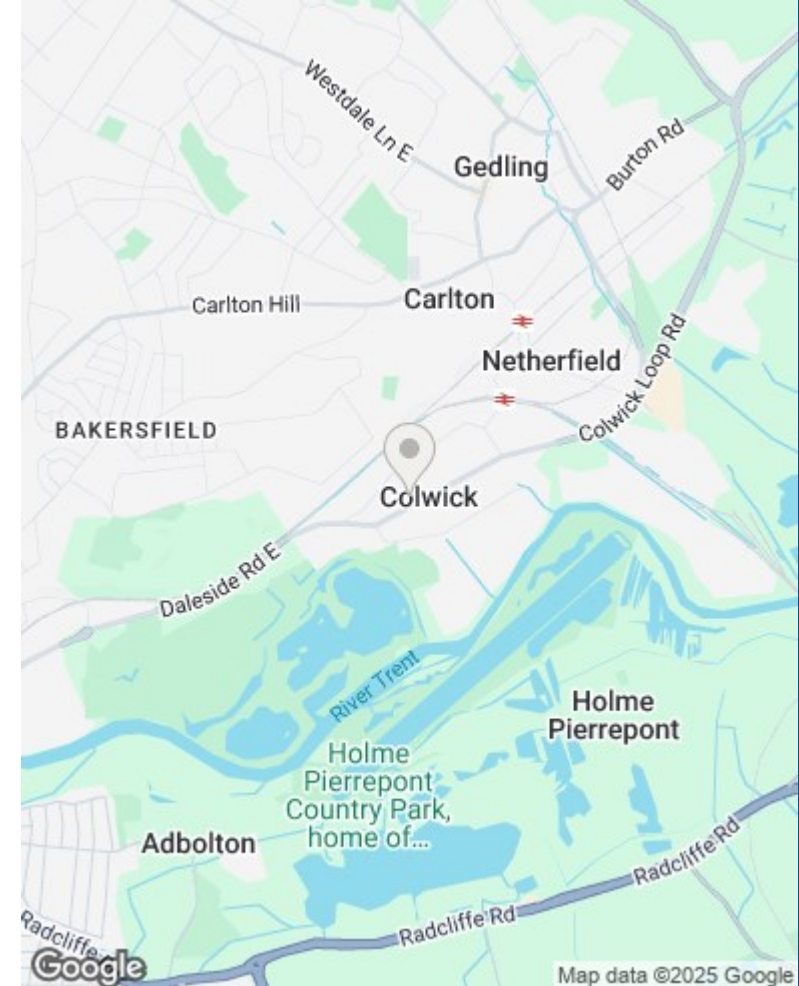
(1) Excluding balconies and terraces

Reduced headroom:

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Gedling Borough Council

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark
PROTECTED

