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**DavidJames**  
the estate agent

**Valeside Gardens, Colwick, Nottingham, NG4 2EP**

**£1,200 Per Calendar Month**

# About This Property



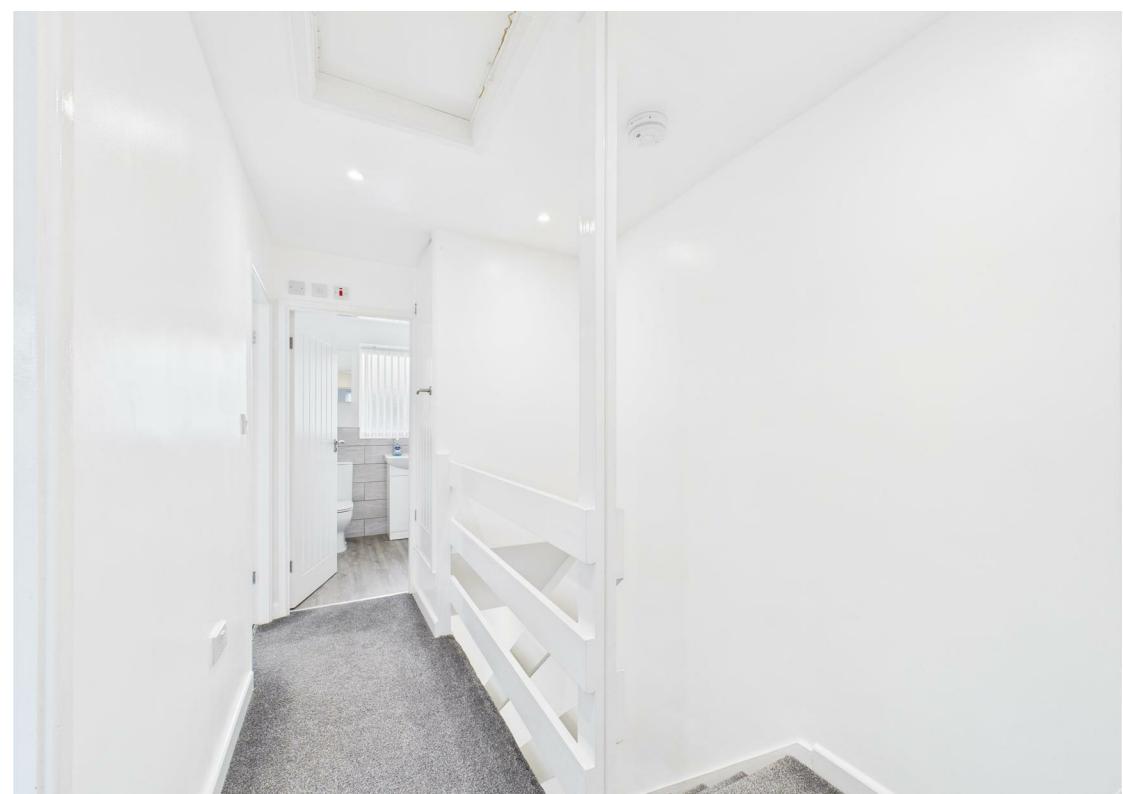
This immaculately presented and recently refurbished mid-terrace home in the heart of Colwick offers stylish, modern living with excellent access to local amenities and transport links. The property opens with an inviting entrance hall leading to a contemporary kitchen fitted with sleek white units, 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



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Approximate total area<sup>(1)</sup>

69.5 m<sup>2</sup>  
748 ft<sup>2</sup>

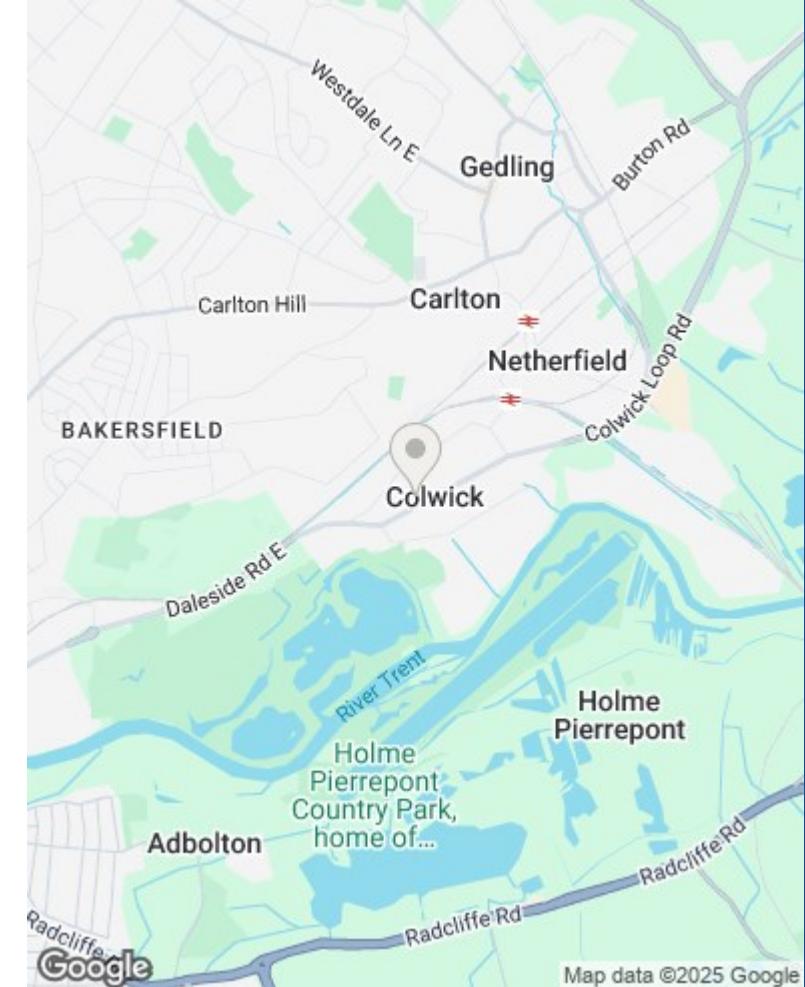
Reduced headroom  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(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.

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Map data ©2025 Google

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**Council Tax Band: A**  
**Gedling Borough Council**

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**PROTECTED**

  
**The Property  
Ombudsman**