



**DavidJames**  
the estate agent

**Valley Road, Sherwood, Nottingham, NG5 3HT**

**£1,200 Per Calendar Month**



# About This Property

Located in the ever-popular area of Sherwood, this well-presented semi-detached house offers a superb blend of modern finishes and practical living space, ideal for families and professionals alike. The property opens with a welcoming entrance hall that includes a useful under-stair storage area, and a fully tiled ground floor cloakroom/WC. The living room flows seamlessly into a bright and airy open-plan kitchen/dining room, which is fitted with a range of units, a breakfast bar, and integrated appliances including an oven, hob, extractor fan, and fridge/freezer. Upstairs, there are three well-proportioned bedrooms served by a modern bathroom featuring a modern white suite and a two-way mains-fed shower. The home further benefits from a brand new combi boiler, updated radiators, and newly installed UPVC double glazed windows throughout, ensuring comfort and energy efficiency. Outside, the low maintenance enclosed rear garden provides a great space for relaxing or entertaining, while the large gated driveway offers generous off-street parking for multiple vehicles. Situated just a short walk from Nottingham City Hospital and close to local amenities and transport links, this is a fantastic opportunity to rent a move-in ready home in a popular location.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

- Well-presented semi-detached house a short walk from Nottingham City Hospital!
- Three well-proportioned bedrooms
- Entrance hall with cloakroom/Wc
- Living room open plan to a large kitchen/dining room
- Kitchen features ample units, breakfast bar and integrated appliances
- Modern bathroom/Wc with white suite & two-way mains shower
- Brand new combi boiler and radiators throughout
- New UPVC double glazed windows
- Low maintenance enclosed rear garden
- Large gated driveway providing off-street parking for multiple vehicles









Floor 0



Floor 1



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

77.9 m<sup>2</sup>  
838 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

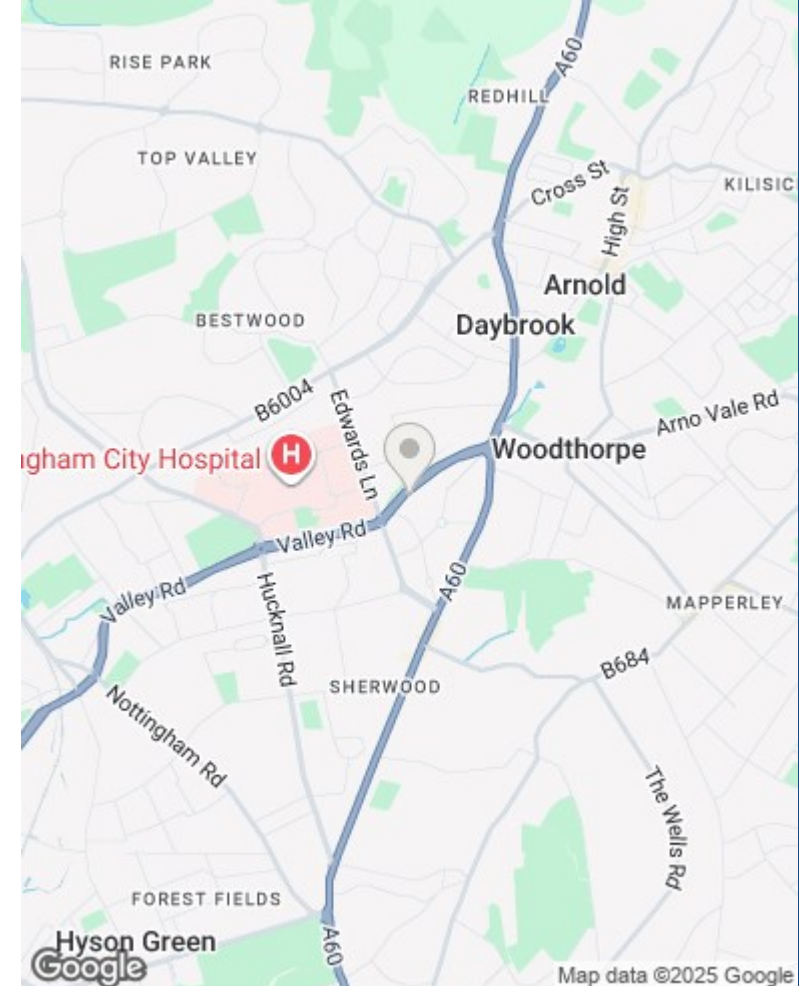
(1) Excluding balconies and terraces.

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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**Council Tax Band: A**  
**Nottingham City Council**

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