



77 Landmere Gardens, Nottingham – NG3 3BG

Guide Price £160,000

DavidJames
the estate agent



77 Landmere Gardens

Nottingham, Nottingham

Well-presented 2 bed townhouse offered with no chain and ideal for first-time buyers or investors! Lounge, fitted kitchen and a 3-piece bathroom plus a multi-level garden and off-street parking! Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

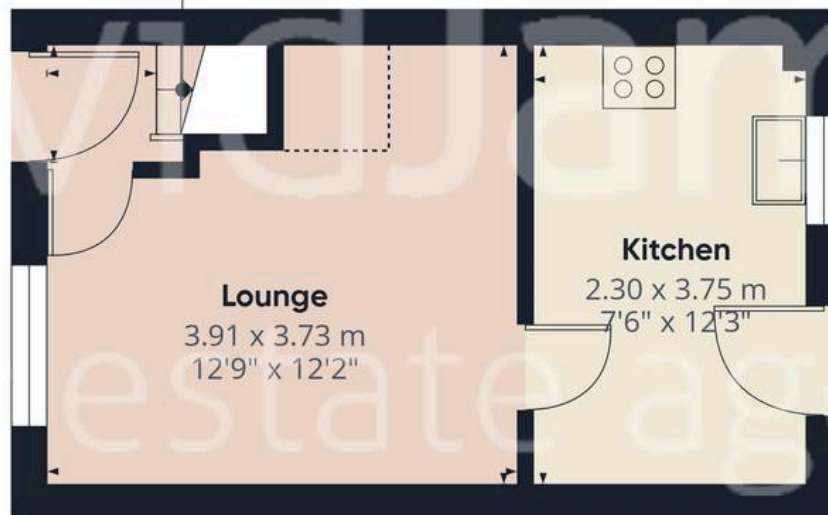
EPC Environmental Impact Rating: C

- Mid-townhouse
- Offered to the market with no upward chain
- An ideal first-time buy or investment purchase
- Within easy reach of both Mapperley's vibrant amenities and the nearby Nottingham City Centre
- Good-sized and neutrally decorated lounge
- Modern fitted kitchen with integrated cooking appliances
- Two first floor bedrooms (main bedroom with in-built wardrobe storage)
- First floor bathroom with a three-piece suite
- Enclosed tiered rear garden with patio seating space and a useful lock-up store
- Off-street parking to the front

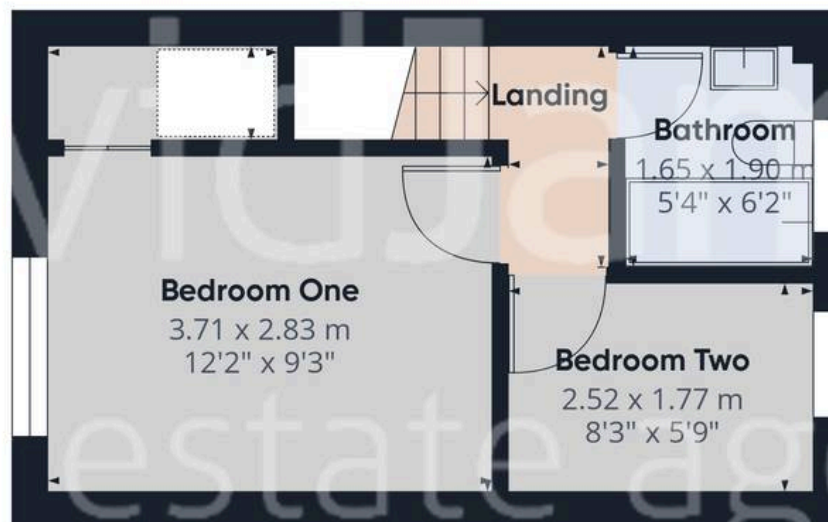




Entrance Hall
1.00 x 1.05 m
3'3" x 3'5"



Floor 0



Floor 1



Approximate total area⁽¹⁾

44.2 m²
477 ft²

Reduced headroom

0.7 m²
8 ft²

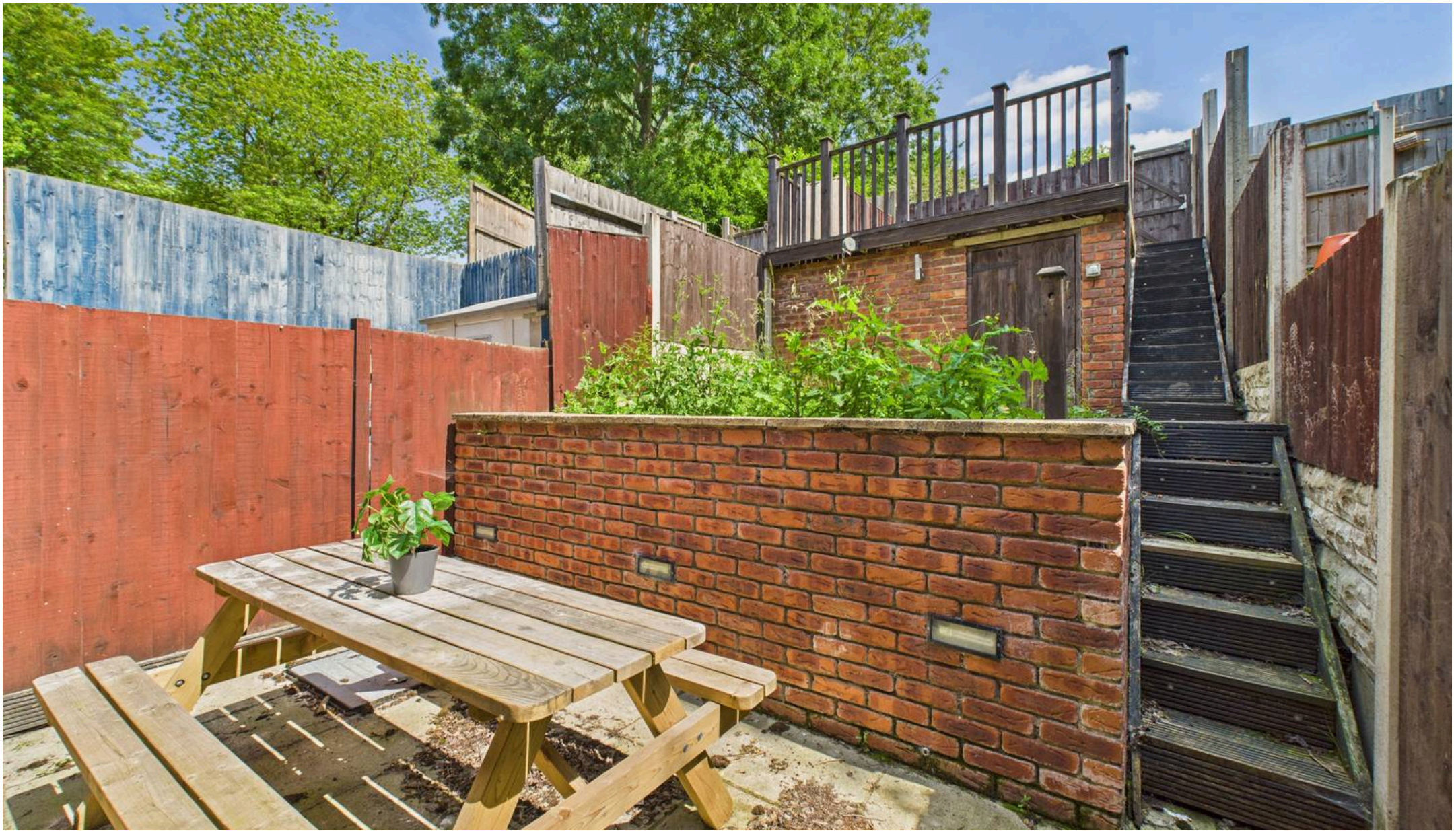
(1) Excluding balconies and terraces

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.

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