



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

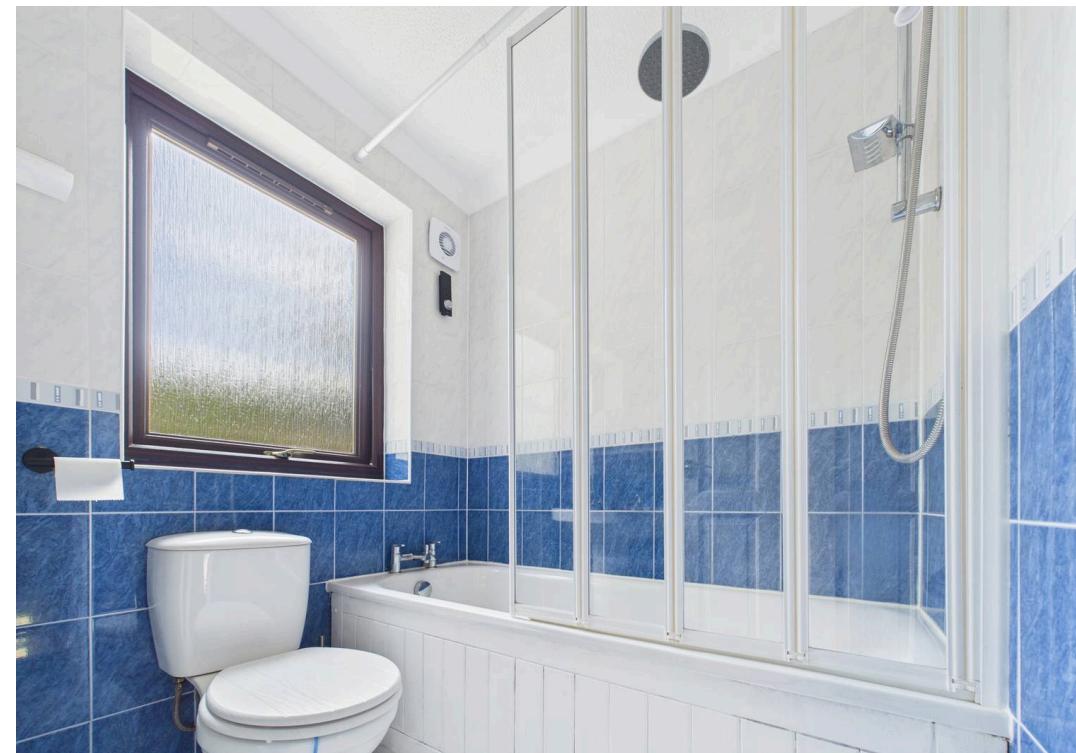
Tenure: Freehold

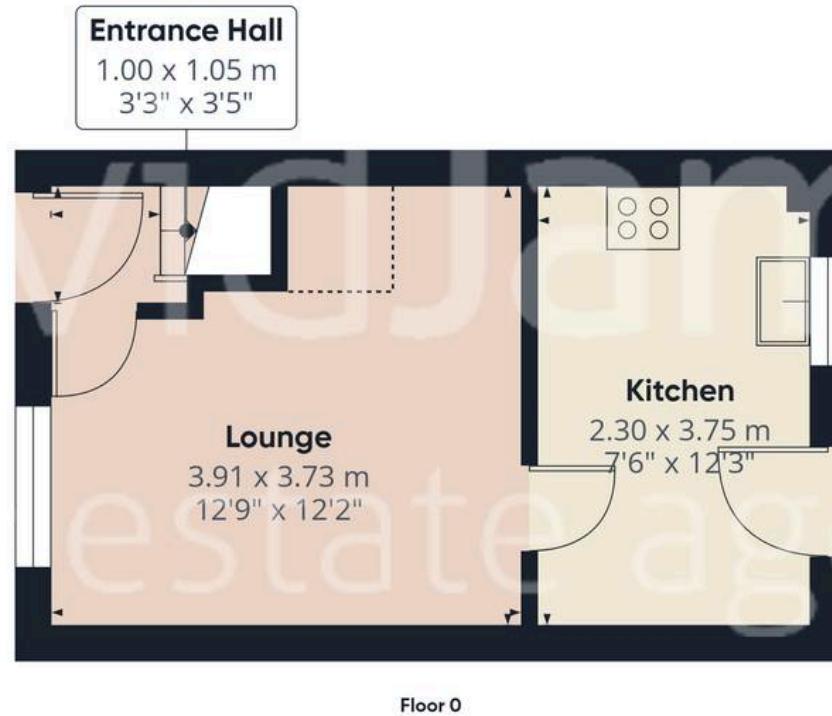
EPC Energy Efficiency Rating: C

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







DavidJames
the estate agent

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.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.