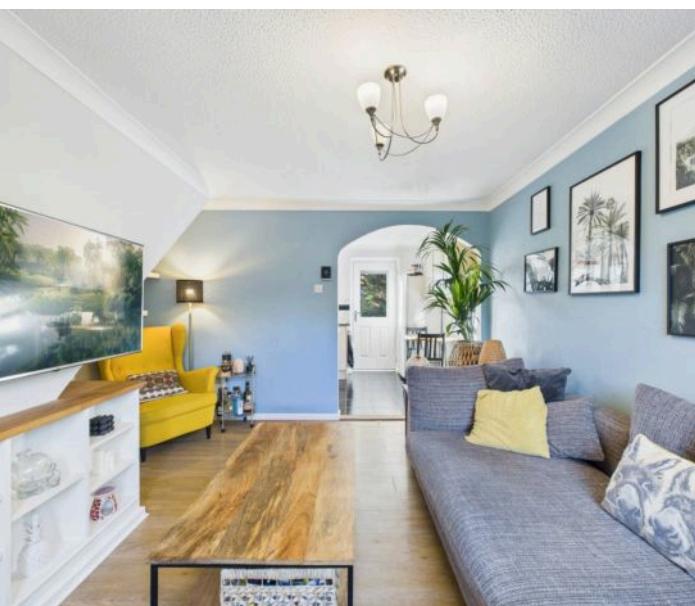




26 Landmere Gardens, Nottingham – NG3 3BJ

Guide Price £150,000 – £160,000

DavidJames
the estate agent



26 Landmere Gardens

Nottingham, Nottingham

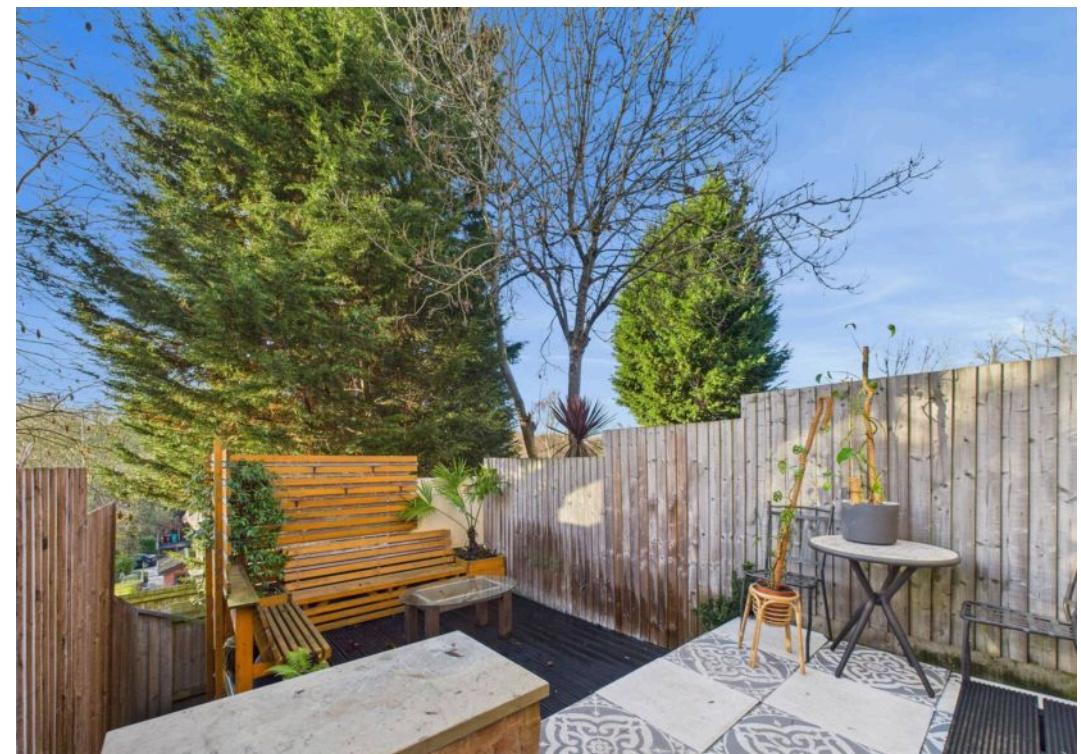
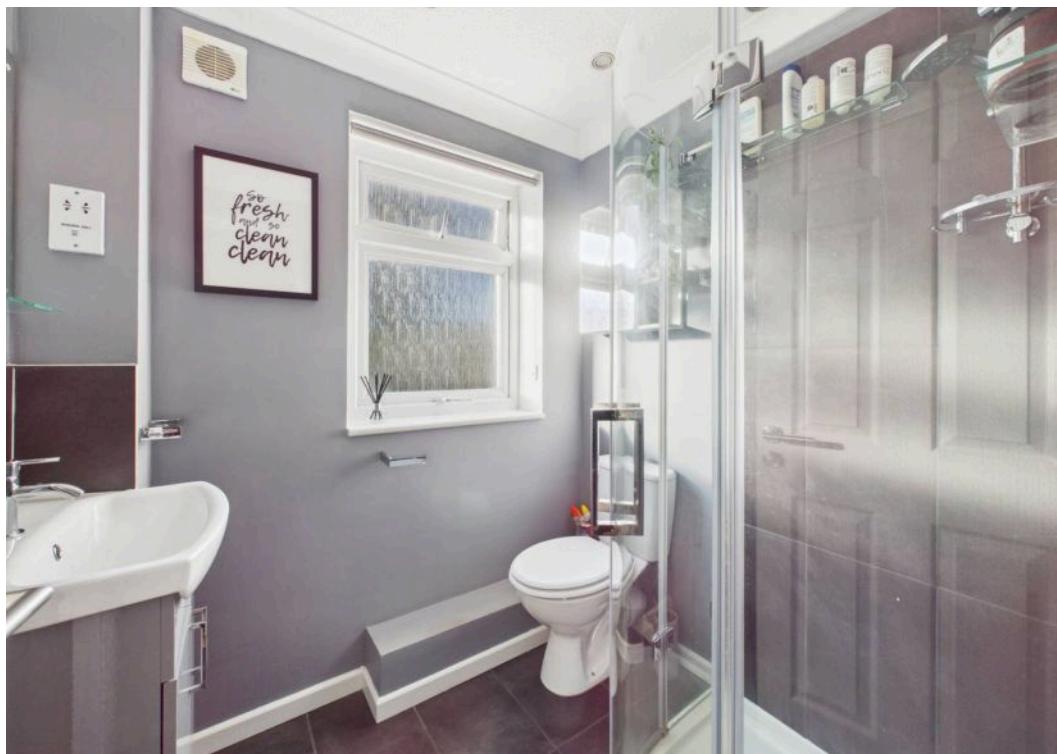
GUIDE PRICE £150,000-£160,000 Stylishly presented 2 bed townhouse within easy reach of the City! Perfect for a first-time buyer, investor or those seeking convenient access to amenities and buses!

Council Tax band: A

Tenure: Freehold

- Stylishly presented two-bedroom home ideal for first-time buyers & working professionals.
- Quiet cul-de-sac position.
- Welcoming lounge featuring attractive wood-effect flooring.
- Bright breakfast-kitchen with views overlooking the rear garden.
- Main double bedroom includes a practical built-in storage cupboard, and second bedroom providing versatility as a single room, nursery or comfortable home office.
- Contemporary shower room.
- Insulated loft.
- Front and rear gardens offering outdoor space for relaxing, including storage shed, ideal for housing utility appliances.
- Parking available immediately outside.
- Attractive location close to local amenities, transport links and green spaces.





Entrance Hallway
0.95 x 1.10 m
3'1" x 3'7"



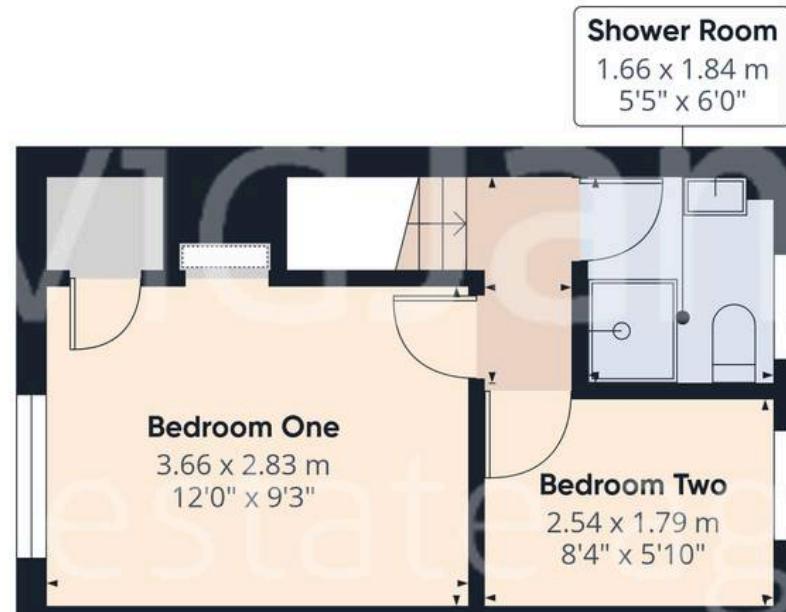
Floor 0

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the estate agent

Approximate total area⁽¹⁾

44 m²
474 ft²

Reduced headroom
0.8 m²
8 ft²



Floor 1

(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

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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.