



## 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.

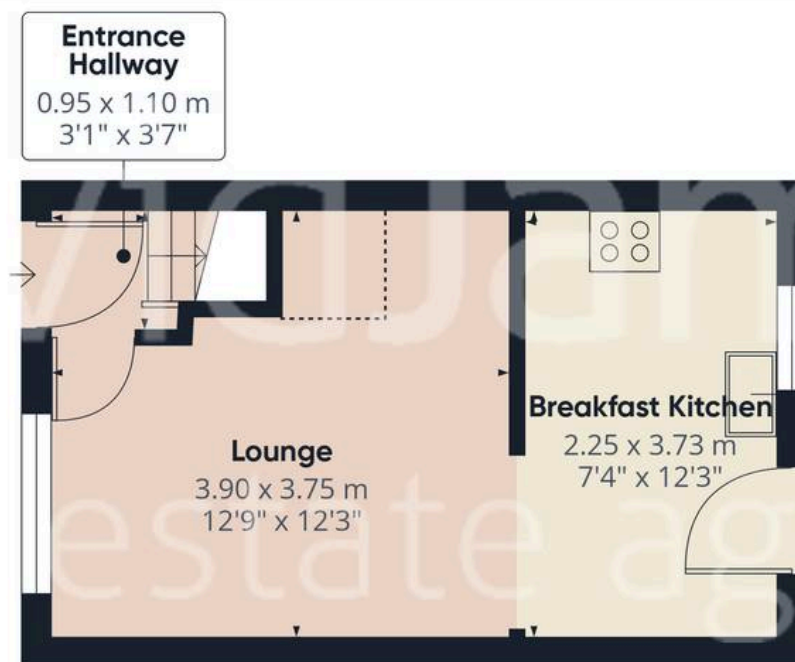












Floor 0



Floor 1

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

44 m<sup>2</sup>

474 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

8 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.

GIRAFFE360







## David James Estate Agents

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