



## 75 Landmere Gardens, Nottingham - NG3 3BG

Guide Price £150,000 - £160,000

DavidJames  
the estate agent



## 75 Landmere Gardens

Nottingham

GUIDE PRICE £150,000-£160,000 2 bed end townhouse on a generous corner plot with easy access to local amenities and transport links to the city - ideal for first-time buyers, downsizers and investors!

Council Tax band: A

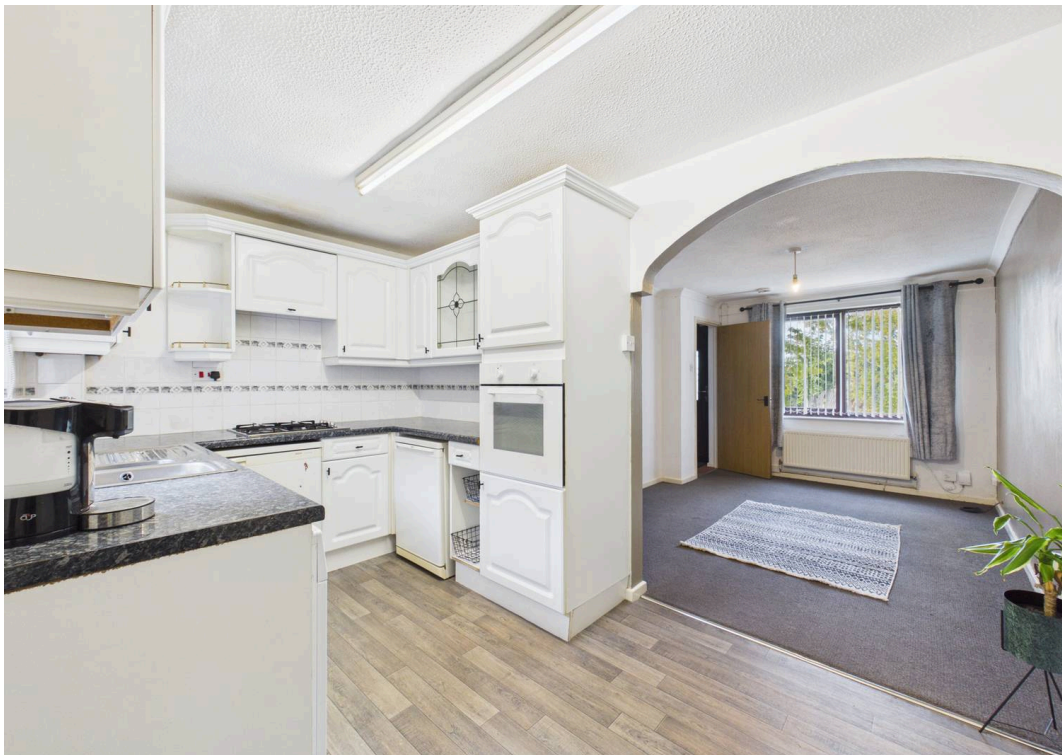
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End-townhouse on a large corner plot
- Offered to the market with no upward chain
- Conveniently located for access to local amenities and transport links to Nottingham city centre
- Ideal opportunity for first-time buyers, downsizers and investors
- Good-sized lounge with open kitchen access
- Fitted kitchen with integrated cooking appliances
- Two bedrooms (main bedroom with a built-in wardrobe and storage)
- First floor wet room with an electric shower and white suite
- Tiered rear garden with decking and a generous wraparound front/side garden
- Off-street parking space to the front







Floor 0



Floor 1

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

45.5 m<sup>2</sup>

490 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 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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