



16 Landmere Gardens, Nottingham - NG3 3BJ

Guide Price £150,000



16 Landmere Gardens

Nottingham, Nottingham

IDEAL FIRST HOME OR INVESTMENT! 2 bed townhouse with a southerly-facing garden & driveway alongside a bright & airy lounge, dining kitchen and Nottingham's amenities, shops & transport links close by.

Council Tax band: A

Tenure: Freehold

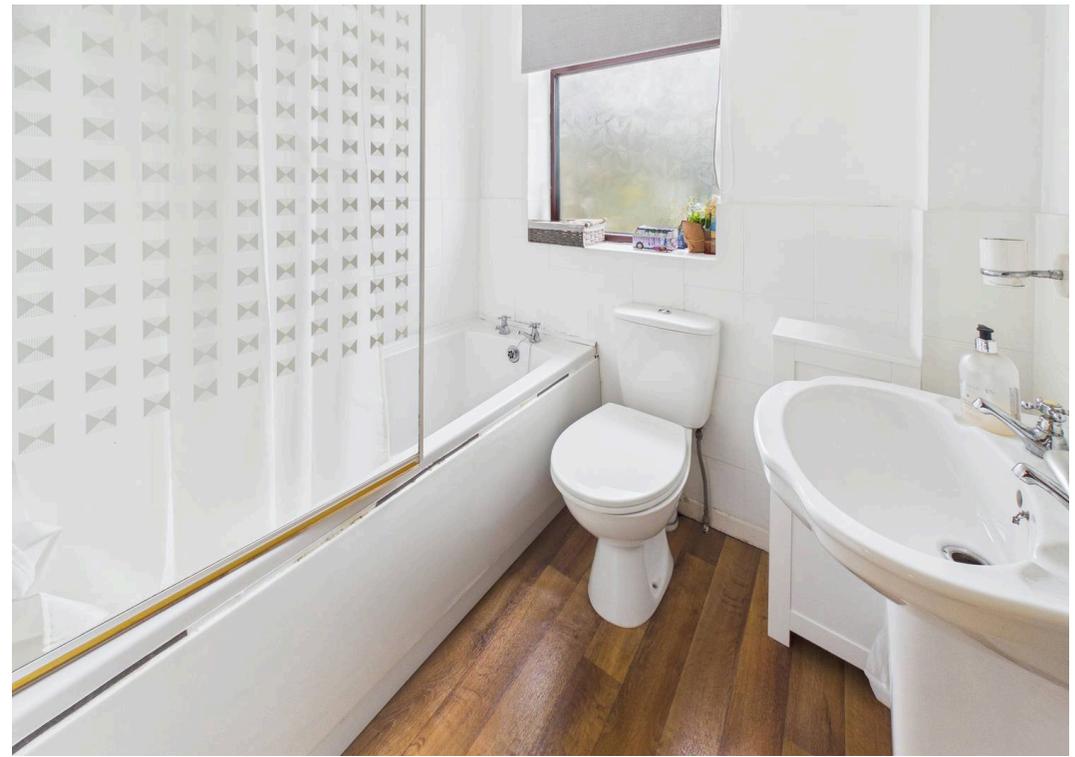
EPC Energy Efficiency Rating: C

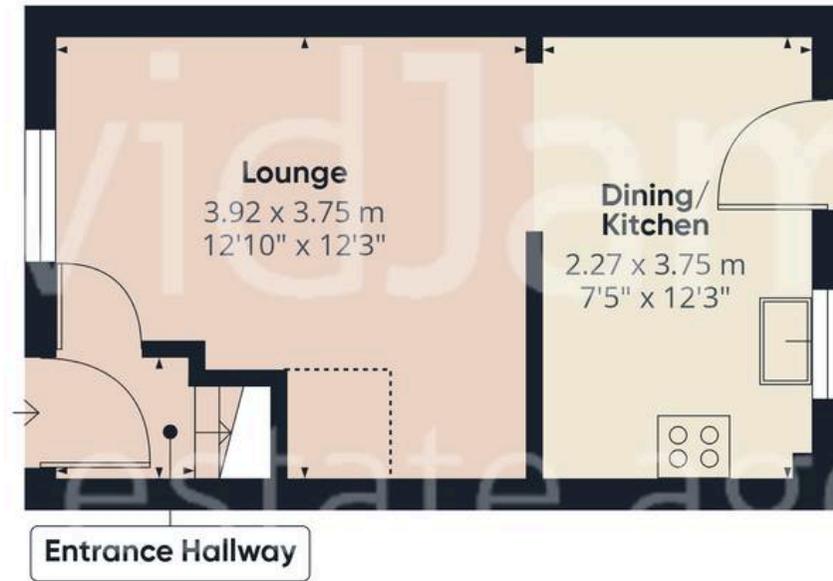
EPC Environmental Impact Rating: C

- End-townhouse on a corner plot
- Offered to the market with no upward chain
- Well-placed location near Mapperley and Nottingham City Centre's amenities, shops and transport links
- Ideal opportunity for first-time buyers or investors
- Bright and airy lounge with useful under-stairs storage area
- Fitted kitchen with cooker hood and space for appliances
- Two bedrooms (including main bedroom with storage cupboards)
- Modern bathroom with white three-piece suite
- Southerly-facing garden with patio area and lawn
- Tandem driveway to the rear providing multi-vehicle parking







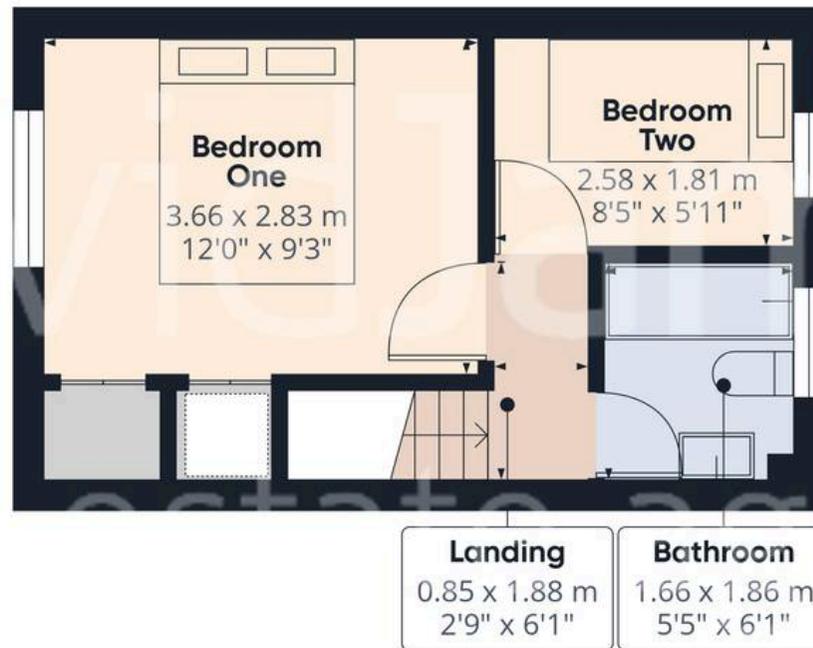


Approximate total area⁽¹⁾

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.