



Landmere Gardens, Mapperley, NG3 3BG
£125,000 Freehold


MARTIN&CO

Landmere Gardens, Mapperley

2 Bedrooms, 1 Bathroom

£125,000

- Two Bedroom Town House
- No Onward Chain
- Boiler Installed November 2023
- uPVC Double Glazed Windows Installed 2019
- Driveway
- No Onward Chain
- Cul-De-Sac Setting

Situated in this quiet, cul-de-sac setting stands this two bedroom town house providing the perfect opportunity for a buyer to put their own stamp on a home or an investor seeking a reliable buy to let opportunity. The accommodation comprises of an entrance hall, living room with archway through to a kitchen/diner, two bedrooms and a bathroom. Externally, the property offers both front and rear gardens and there is a driveway providing off road



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

parking. Benefiting from a boiler installed in November 2023, double glazing fitted in 2019 and being sold with no onward chain, early viewing is strongly recommended.

HALLWAY Accessed via an external door with fitted carpet, stairs rising to the first floor and ceiling light.

LIVING ROOM 12' 11" x 12' 5" (3.94m x 3.78m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

KITCHEN/DINER 12' 5" x 7' 6" (3.78m x 2.29m) With a range of fitted and high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, cooker point, washing machine plumbing, vinyl floor covering, wall mounted radiator, uPVC double glazed window to the rear elevation, external door to the rear garden and ceiling light.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 12' 3" x 9' 4" (3.73m x 2.84m) With the fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, fitted wardrobe, over stairs storage cupboard and ceiling light.

BEDROOM TWO 8' 5" x 6' 0" (2.57m x 1.83m) With wood effect laminate flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath electric shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL There is an enclosed rear garden with a range of mature shrubs and trees, paved patio area, fenced boundary and gate access. To the front is a laid to lawn garden with a range of mature shrubs and trees and a driveway proving an off road parking

space.









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