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**DavidJames**  
the estate agent

**Landmere Gardens, Mapperley, Nottingham, NG3 3BG**

**Asking Price £155,000**

# About This Property

This well-presented modern mid-townhouse offers an ideal opportunity for first-time buyers or investors, with the added benefit of being sold with no upward chain. The property has been redecorated throughout, including new carpets and vinyl flooring, giving it a fresh and welcoming feel.

Upon entering the home, you are greeted by an entrance hall leading to a comfortable lounge featuring a fireplace with an electric fire. The modernised kitchen is fitted with stylish panelled units, a convenient breakfast bar, under-cupboard lighting, and tiled flooring. Integrated appliances include an oven, hob and extractor, ensuring a contemporary and practical cooking space.

Upstairs, there are two bedrooms. The main bedroom benefits from fitted wardrobes, providing ample storage space and feature pelmet lighting. The first-floor shower room features a white suite and an electric shower.

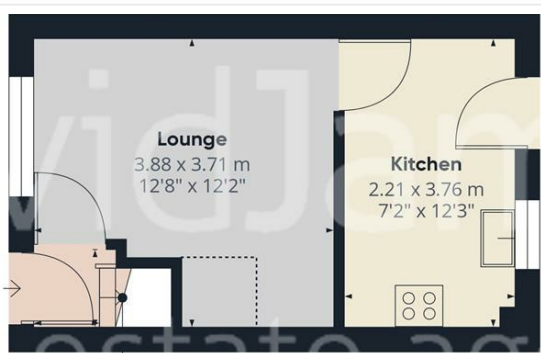
Additional features include electric panel heating and UPVC double glazing. Outside, the tiered rear garden provides a space to relax with a patio area and garden shed, all set against a tree-lined rear aspect for added privacy.

The property also comes with an allocated parking space in the adjacent parking area. This home is an excellent opportunity for those looking to purchase in a convenient and desirable location.



- Well presented modern mid townhouse
- Two bedrooms, bedroom one with fitted wardrobes
- Entrance hall, lounge with fireplace with electric fire
- Modernised kitchen with panelled units, breakfast bar, under cupboard lighting, tiled flooring and integrated oven, hob and extracto
- First floor shower room/WC with white suite and electric shower
- Electric panel heating, UPVC double glazing
- Tiered rear garden with patio area and garden shed with a tree lined rear aspect
- Allocated parking space within adjacent parking area
- Redecorated throughout with new carpets and vinyl flooring
- Perfect first time purchase or investment, sold with no upward chain





**Hallway**  
0.94 x 1.07 m  
3'0" x 3'6"

Floor 0



Floor 1



**Approximate total area\***

43.53 m<sup>2</sup>  
468.55 ft<sup>2</sup>

**Reduced headroom**

0.82 m<sup>2</sup>  
8.83 ft<sup>2</sup>

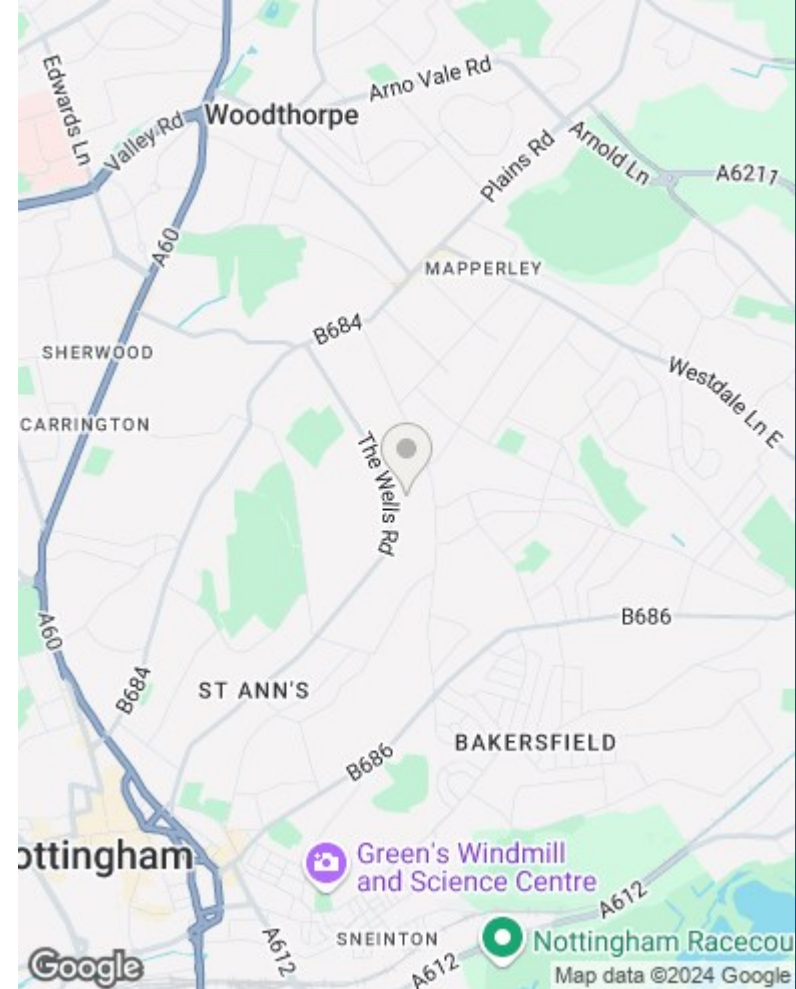
(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

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