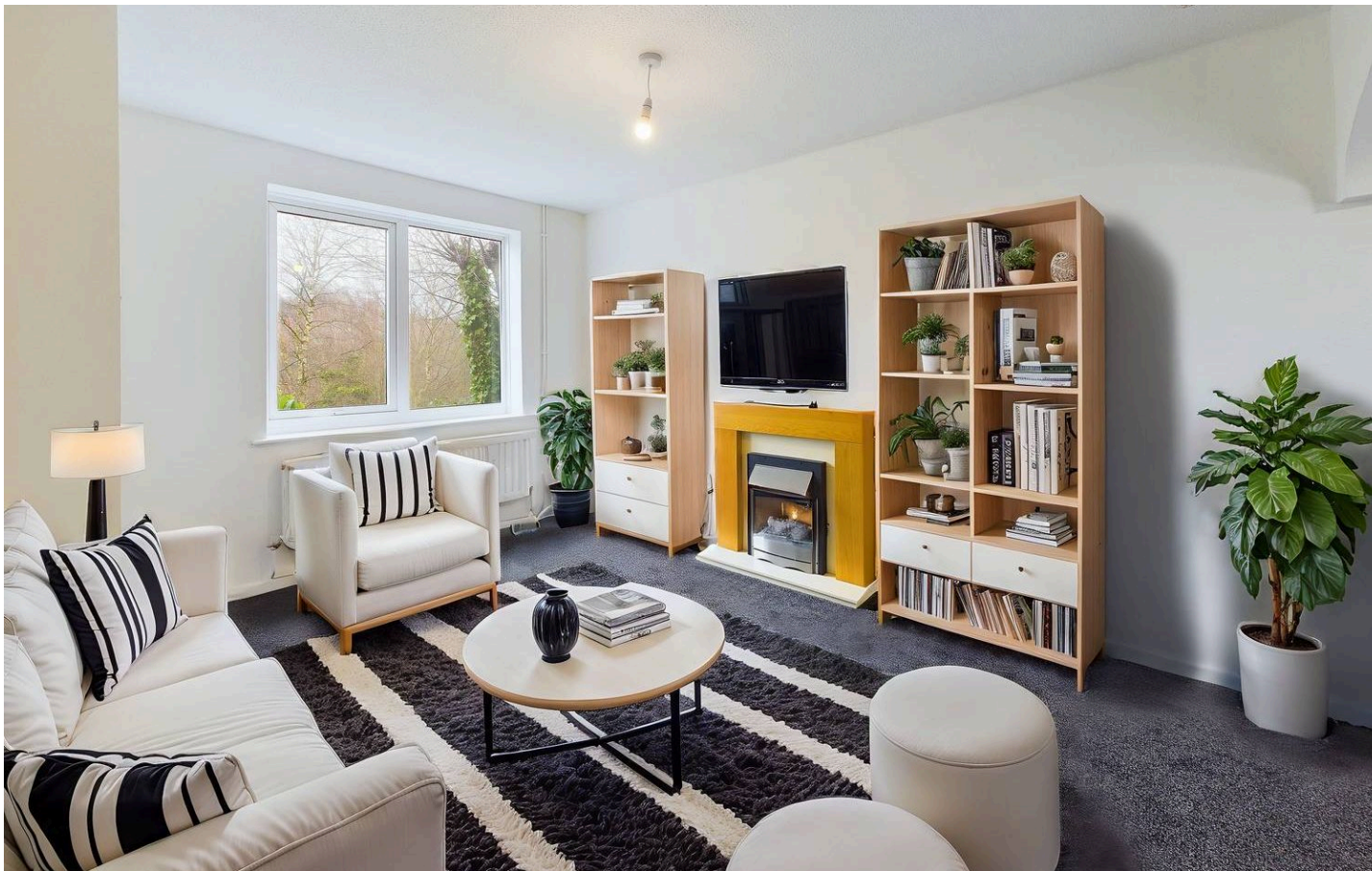




45 Landmere Gardens, Nottingham – NG3 3BG

Guide Price £150,000

DavidJames
the estate agent



45 Landmere Gardens

Nottingham, Nottingham

Charming two bedroom mid townhouse with new flooring, fitted kitchen, and enclosed garden. Ideal for first-time buyers or investors. No chain. Comfortable, stylish living in convenient location.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

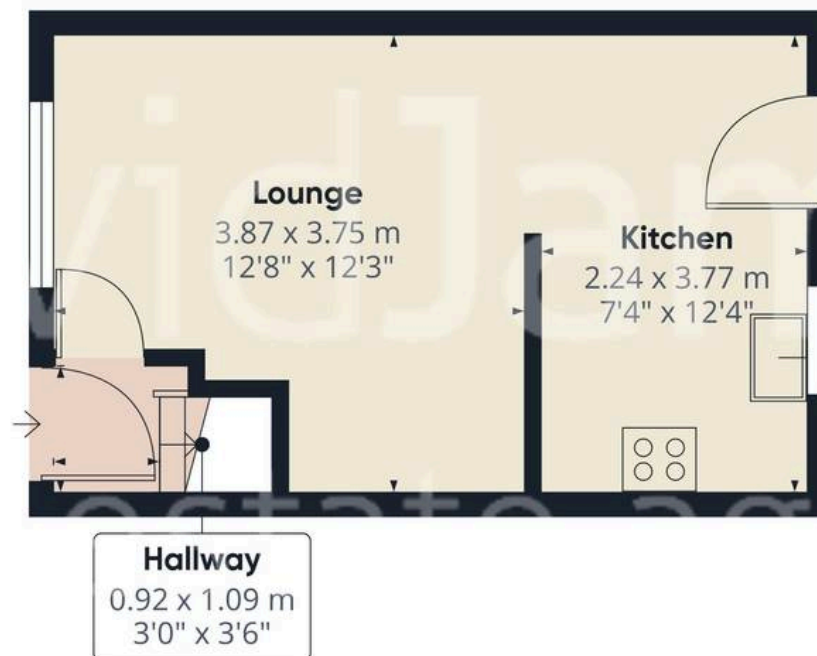
EPC Environmental Impact Rating: C

- Mid townhouse sold with no upward chain
- Freshly decorated with new flooring
- Two bedrooms, bedroom one with in-built wardrobes
- Entrance hall
- Lounge with electric fire
- Modern kitchen with timber finish units and integrated oven, hob and extractor
- Bathroom/WC with white suite and shower off mixer taps
- Gas central heating, UPVC double glazing
- Enclosed rear garden with lawn and patio area
- Great first time purchase or buy to let investment





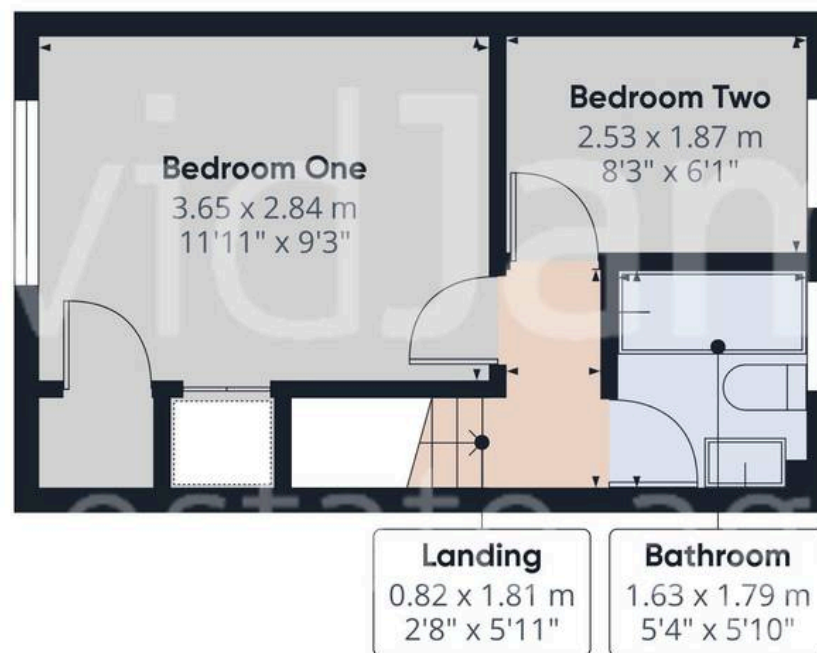




Approximate total area⁽¹⁾

44.43 m²

478.24 ft²



(1) Excluding balconies and terraces

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.

GIRAFFE360



David James Estate Agents

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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.