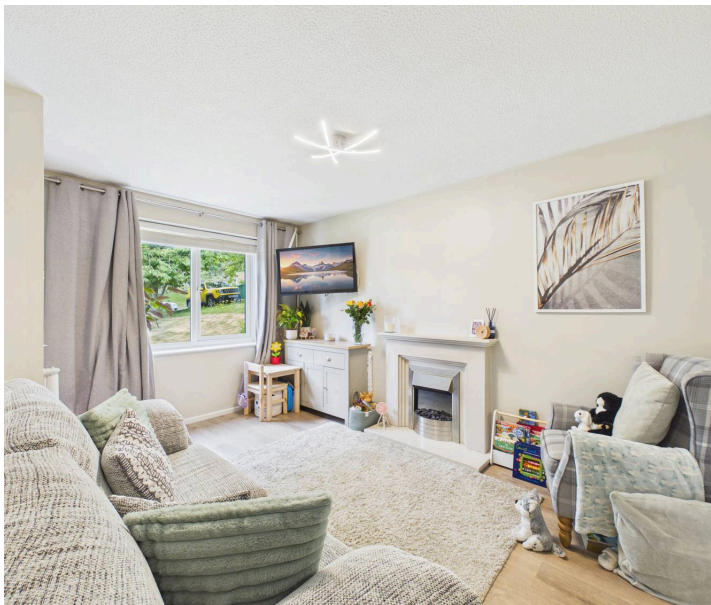
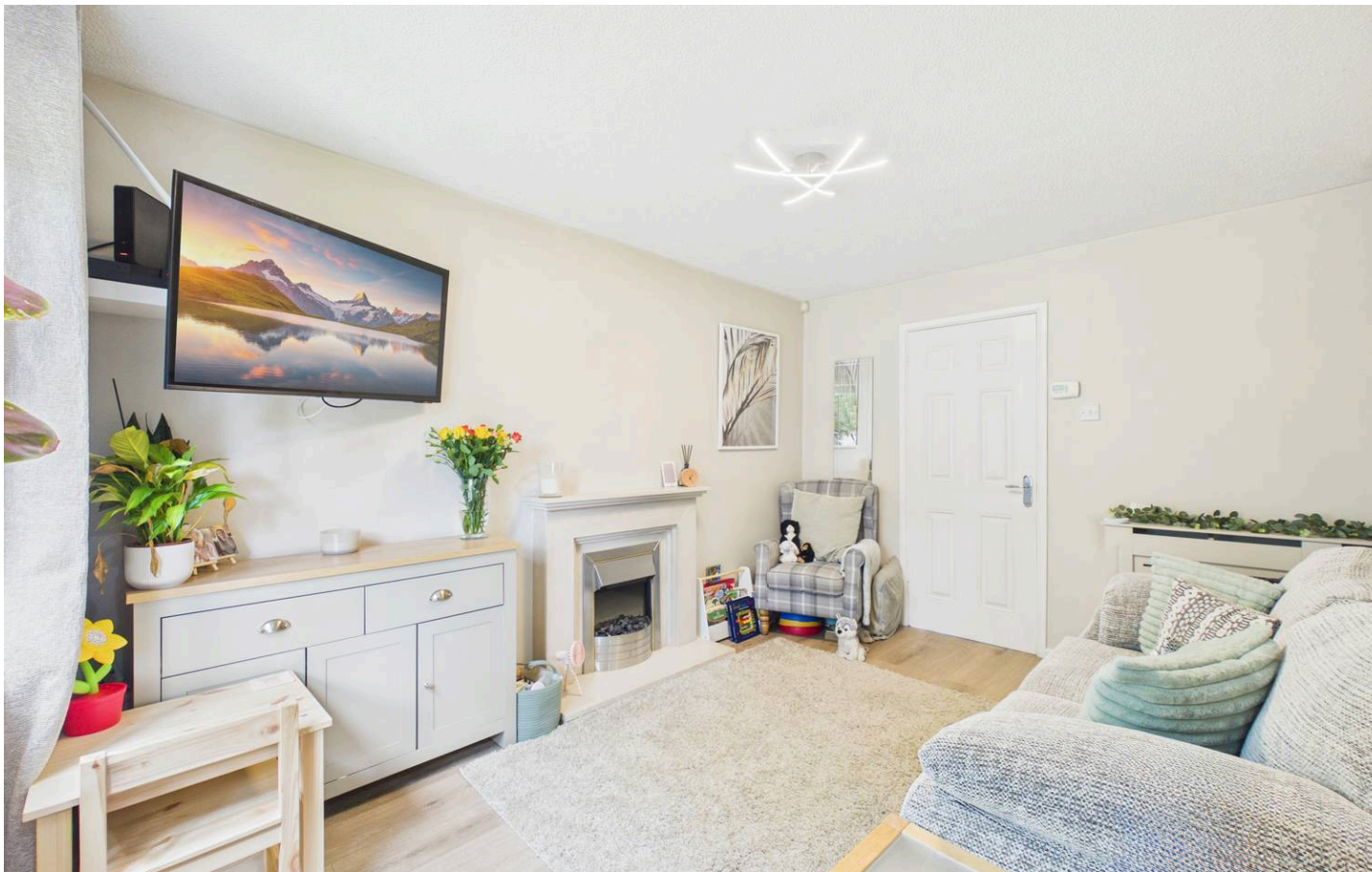




8 Landmere Gardens, Nottingham - NG3 3BJ

Guide Price £160,000



8 Landmere Gardens

Nottingham

Well-presented end-townhouse conveniently located for city bus links and Mapperley's amenities. Stylish dining kitchen, 2 beds, modern bathroom, allocated parking & a southerly-facing rear garden.

Council Tax band: A

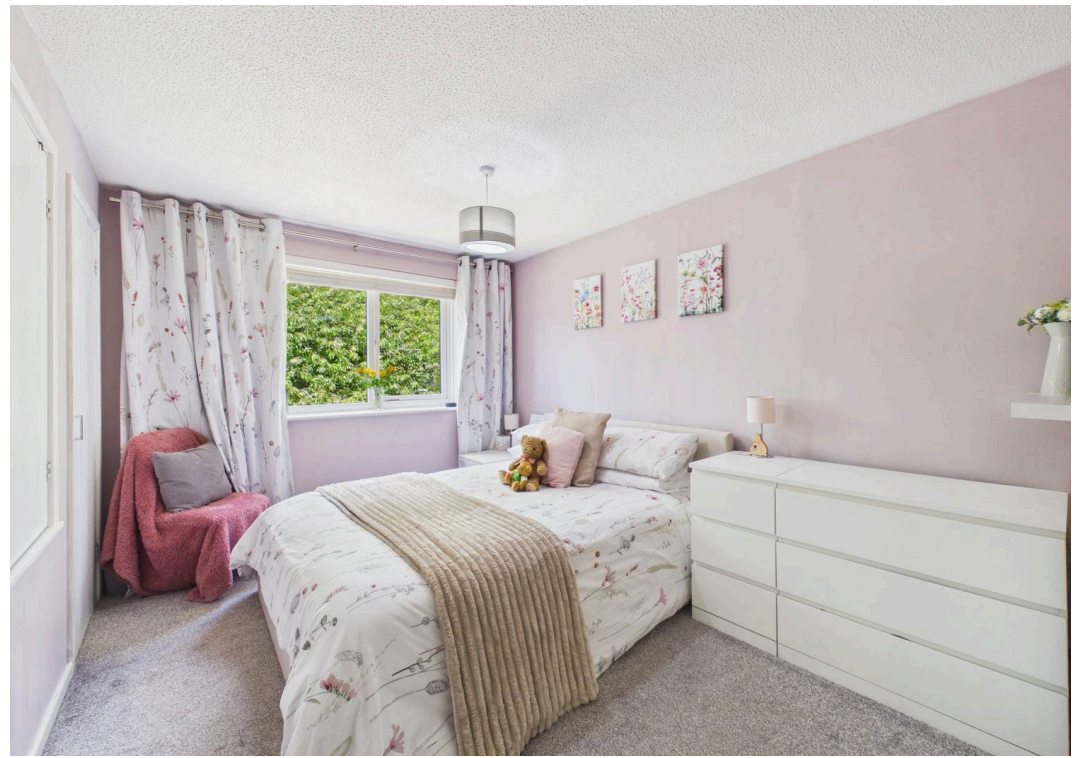
Tenure: Freehold

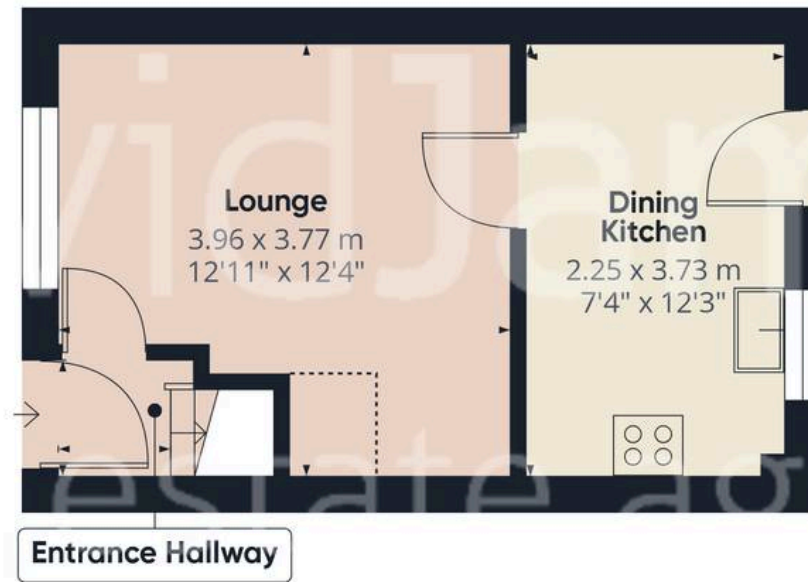
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

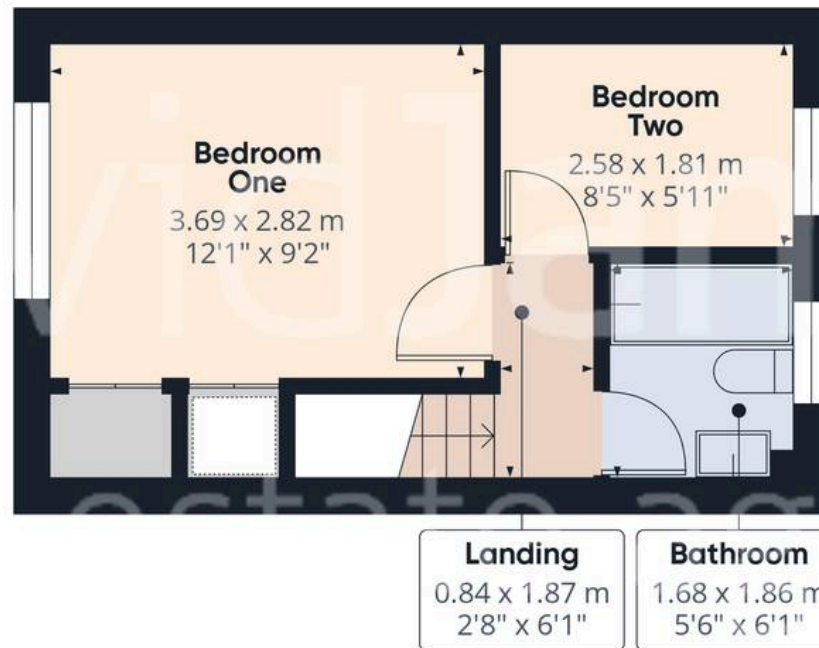
- Well-presented end townhouse in a convenient location
- Close to Mapperley's amenities with bus services to the city just a short walk away
- Ideal for first-time buyers, growing families and investors
- Bright front-facing lounge with a feature fireplace
- Stylish dining kitchen with integrated cooking appliances
- Two well-proportioned first floor bedrooms
- Modern fully tiled bathroom with dual-head rainfall shower
- Gas central heating powered by a Worcester combination boiler
- Southerly-facing rear garden with patio and lawn
- Generous front garden with parking space







Floor 0



Floor 1



Approximate total area⁽¹⁾

44.9 m²
483 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.

GIRAFFE 360



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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.