

HoldenCopley

PREPARE TO BE MOVED

Exchange Road, West Bridgford, Nottinghamshire NG2 6DD

Asking Price £325,000 - £325,000

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BURSTING WITH CHARACTER...

This two-bedroom terraced house, designed in a traditional style, is conveniently located near the heart of West Bridgford, offering easy access to a plethora of excellent amenities and facilities, as well as the City Centre and Universities. Moreover, it boasts excellent connectivity to regional and national transportation hubs, with Nottingham and East Midlands Parkway providing a superb train service to London. Situated within the catchment area of renowned schools such as The West Bridgford School, Junior School, and Infant School, it presents an ideal opportunity for families. This house showcases a blend of modern renovations while preserving its original features, including stripped doors and original fireplaces, thus exuding a timeless appeal. The ground floor comprises two inviting reception rooms and an extended contemporary kitchen adorned with engineered oak wood flooring and a partially glass roof, offering a bright and spacious atmosphere. Ascending to the first floor, you'll find two generously sized bedrooms, complemented by a newly fitted bathroom suite, ensuring comfort and convenience. Outside, a private enclosed garden awaits at the rear, providing a tranquil retreat, while ample parking is available at the front of the property.

MUST BE VIEWED





- Traditional Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Extended Kitchen
- Storage Space
- Three-Piece Bathroom Suite
- Original Features Throughout
- Well-Presented Throughout
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Living room

12*7" x 11*5" (3.86m x 3.48m)

The living room has a UPVC double glazed window to the front elevation, wood-effect flooring, a picture rail, coving to the ceiling, a ceiling rose, a TV point, a feature marble fireplace surround with inset cast iron open fire and inset with marble hearth, fitted shelving and a wooden door providing access into the accommodation.

Hall

The hall has wood effect laminate flooring, a wall mounted alarm panel and an in-built under stair cupboard with a stripped wooden door

Dining Room

11*5" x 12*6" (3.49m x 3.83m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, wood-effect flooring, carpeted stairs and open to the kitchen

Kitchen

40*3" x 6*8" (12.27m x 2.04m)

The kitchen has a range of fitted base units with wooden worktops, a farmhouse sink with mixer taps and drainer, an oven with an electric hob, a vertical radiator, partially panelled walls, engineered wood flooring a UPVC double glazed window to the side elevation, an exposed wooden beam on the ceiling with a glass skylight roof, full length windows to the rear elevation, and double doors leading out to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Bedroom One

11*1" x 11*9" (3.38m x 3.59m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, an original cast iron fireplace with tiled insets and hearth, and carpeted flooring.

Bedroom Two

9*1" x 11*5" (2.77m x 3.48m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, an original painted cast iron fireplace, and carpeted flooring.

Bathroom

11*10" x 6*9" (3.61m x 2.08m)

The bathroom has an obscure window to the rear elevation, a low level flush WC, a pedestal wash basin, a tiled bath with central taps, an overhead waterfall shower, a handheld shower head, chrome wall fixtures and a shower screen, a column radiator, an in-built airing cupboard, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a low maintenance walled garden

Rear

To the rear of the property is a private enclosed garden with a paved patio area, courtesy lighting, an outdoor tap, a range of plants and shrubs, a pergola and decking, fence panelled boundary, and gated access.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

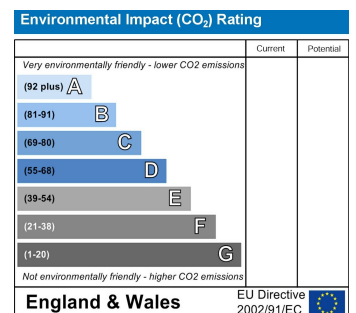
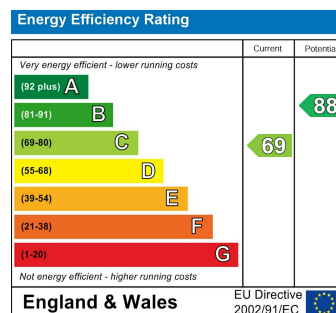
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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