

31 Exchange Road

West Bridgford
Nottingham
NG2 6BX

Guide Price £300,000



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Two-bedroom end terraced home
- Open plan lounge and dining area
- Modern kitchen area
- Three-piece bathroom suite
- Close to local amenities
- Sought-after central West Bridgford location
- Permit parking
- Viewing essential
- Council Tax Band - B
- Tenure - Freehold

0115 841 1155



Location



Gallery



Video



Contact

 fhp.living
fhpliving.co.uk

31 Exchange Road, West Bridgford, Nottingham, NG2 6BX

Key Features

Conveniently located in the centre of the highly sought-after Nottingham suburb of West Bridgford, just a short walk to the coffee bars and restaurants on Central Avenue. The property offers an excellent first time buy opportunity and is being sold with no upward chain.

The property is entered through a front door to a reception porch with a further door leading into the hallway. There are stairs rising to the first floor and pitched pine doors that open to lounge and dining room. The lounge and dining area are open plan with an open doorway, making it a light and bright space. The lounge has a bay window to the front elevation, wooden floors and original ceiling coving. The dining room has a feature fireplace and a continuation of the stripped wooden flooring, French doors that step to the rear garden and a doorway leading to the kitchen. The kitchen has a range of shaker wall and base units with butcher block worktop, Belfast style sink and space for an oven and splashback. Light spills through a feature internal glass brick wall and a door which opens to a lean-to storage area/utility with Velux window and access to the rear garden. Off the kitchen there is a under stairs storage area, which has chequerboard quarry tiled flooring, offering extra storage space.

To the first floor there is a landing with potential to extend into the loft space and doors leading to two double bedrooms, which both having original feature fireplace and the bathroom, which has a three-piece suite with roll top clawfoot bath and a cupboard housing the boiler .

Outside the front there is a stonewall boundary with a shared gate to the front door. The rear has a courtyard that is laid with gravel, leading to a raised block paved seating area to the rear.



0115 841 1155



Location



Gallery



Video

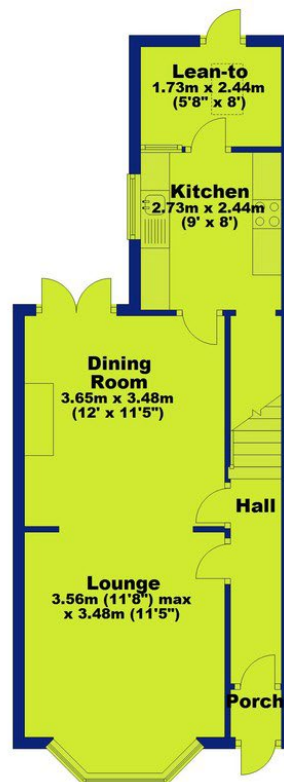


Contact

31 Exchange Road, West Bridgford, Nottingham, NG2 6BX



Ground Floor
Approx. 44.4 sq. metres (477.9 sq. feet)

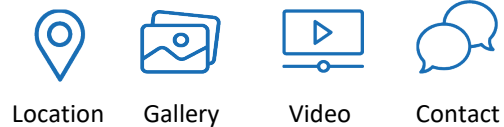


First Floor
Approx. 39.6 sq. metres (425.8 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

0115 841 1155



31 Exchange Road, West Bridgford, Nottingham, NG2 6BX



Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.