



79 Exchange Road

West Bridgford | NG2 6BX | Guide Price £350,000

ROYSTON
& LUND

- ***NO CHAIN***
- Guide Price £350,000 - £370,000
- Kitchen With Access to a Ground Floor WC
- Bathroom with a White Suite
- Freehold - EPC Rating D
- Semi-Detached House
- Lounge/Dining Room
- Three Bedrooms
- Well-Maintained Rear Garden
- Council Tax Band B





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Three bedroom semi-detached house which is situated in the heart of West Bridgford to the property market. The property has been well-maintained by the current owners and offers spacious accommodation over both floors. Nearby amenities include well-regarded schools, coffee shops, bars and supermarkets situated on Central Avenue. ***NO UPWARD CHAIN***



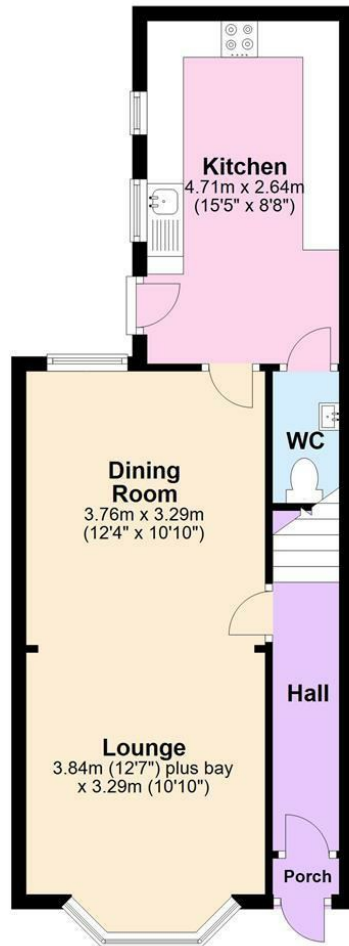
Upon entering the property you are greeted by a porch which takes you directly into the hallway. The hallway provides access to the rooms on both floors. To the ground floor there is an excellent sized lounge/dining room with a bay window to the front elevation. The kitchen provides a superb array of units as well as access to a convenient ground floor WC.

To the first floor there are three good-sized bedrooms. The bedrooms are complemented by a stylish bathroom with subway tiles and a three piece white suite WC, wash basin and a bath.

Outside, there is a landscaped rear garden with a patio area and a lawn with a slate chipped surround. To the side of the property there is room for storage such as bins etc.

Viewing highly recommended!

Ground Floor
Approx. 44.0 sq. metres (473.6 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 87.9 sq. metres (946.1 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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