



13 Exchange Road

West Bridgford | NG2 6BX | Guide Price £325,000 - £345,000

ROYSTON
& LUND

- ****GUIDE PRICE £325,000 - £335,000****
- ****CENTRAL LOCATION****
- Two Bedroom Mid Terrace
- Immaculately Presented Throughout
- Integrated Kitchen Appliances And Downstairs WC
- Excellent Transport Links
- Stones Throw From Central Avenue Where There Are Numerous Amenities
- Viewing Recommended
- EPC Rating - D
- Freehold - Council Tax Band - B





****CENTRAL LOCATION****

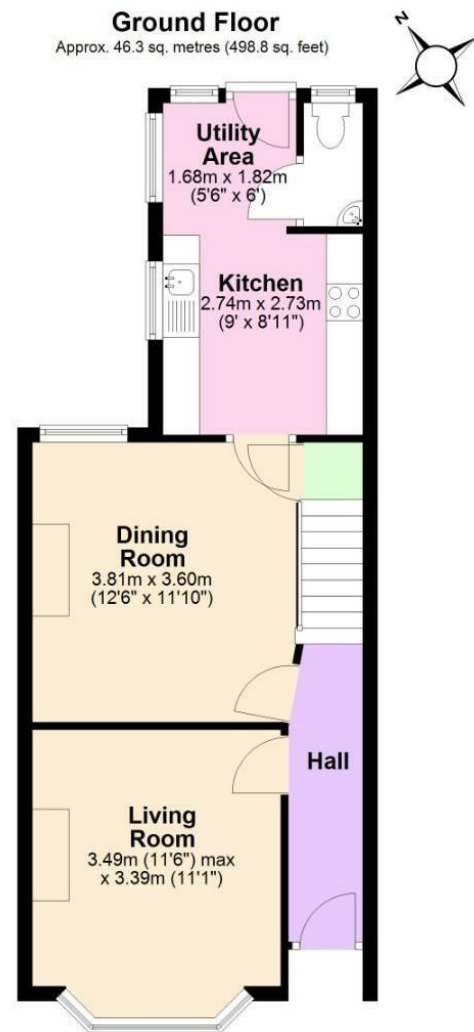
An IMMACULATELY PRESENTED Two bedroom property located right in the heart of West Bridgford. Situated a stone's throw from Central Avenue where there are all the amenities from local shops, pubs and restaurants. Not to mention having excellent transport links into the City Centre and the surrounding villages. This property would be an excellent fit for a growing family or for first time buyers.

Ground floor accomodation comprises an entrance hall that leads into the main reception rooms and stairs to the first floor. The living room is a great size with front aspect bay window flooding the room with natural light. The dining room is ample in size with more than enough room for family and friends with a rear window overlooking the garden. The dining room further benefits from under stair storage. The kitchen is a great size and benefits from integrated appliances such as an oven, hob and extractor fan with more than enough room to add your freestanding appliances. The kitchen has been extended to fit a utility area to the rear aspect whilst granting access to the rear garden and also features and downstairs WC.

To the first floor there are two well proportioned double bedrooms. The master bedroom positioned to the front of the house showcasing double windows overlooking the front elevation. The second double bedroom has a rear window overlooking the garden. Both bedrooms share a spacious four piece suite family bathroom consisting of a seperate bath and walk in shower along with a wash basin and WC.

Facing the property there is on street parking and to the rear there is a low maintenance lawned garden with a raised flower bed. The garden is enclosed with fenced borders.

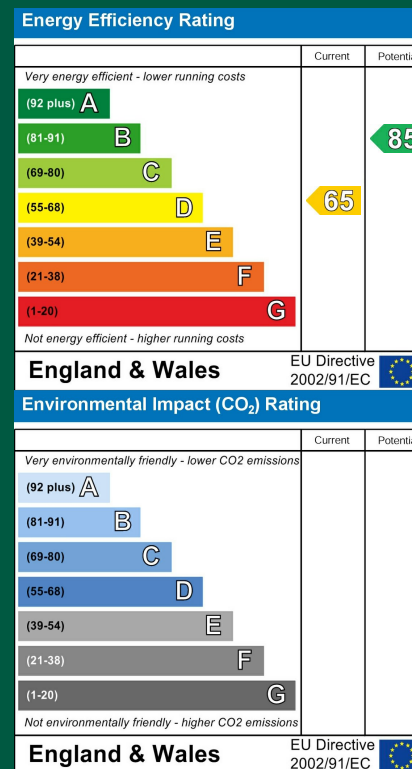




Total area: approx. 87.7 sq. metres (944.4 sq. feet)



EPC



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