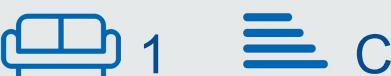


Exchange Road

West Bridford
Nottingham
NG2 6BX

GUIDE PRICE £375,000 - £400,000



0115 841 1155



- Three-bedroom terraced home
- Accommodation over three floors
- Off road parking
- Highly regarded school catchment
- Council Tax Band - C
- Family bathroom and shower room
- Open plan kitchen diner
- Close to local amenities
- Sought-after West Bridford area
- Tenure - Freehold

Exchange Road, West Bridgford, Nottingham, NG2 6BX

Key Features

A beautifully presented three-bedroom terraced home situated in the highly sought-after West Bridgford area, perfectly positioned close to local amenities and within a well-regarded school catchment.

Upon entering the property, you are welcomed by a spacious hallway with doors leading to a versatile ground-floor gym, which could easily be used as a bedroom, home office, or additional reception room. Also on this level is a useful utility room with direct access to the garden, along with a modern three-piece shower room.

The first floor forms the heart of the home, featuring a bright and airy living room with rear-facing windows and a door opening into the kitchen diner. The kitchen is fitted with a range of wall and base units, integrated appliances, and space for a freestanding fridge freezer, creating the perfect setting for entertaining.

To the second floor, there are three well-proportioned bedrooms and a three-piece family bathroom.

Externally, the property benefits from off-road parking and a private rear garden, complete with a patio seating area and the remainder laid to lawn.

Ideally located on the doorstep of Central Avenue, this home offers immediate access to West Bridgford's vibrant selection of coffee shops, bars, restaurants, and independent retailers, making it a fantastic choice for families and professionals alike.



Exchange Road, West Bridgford, Nottingham, NG2 6BX



Total area: approx. 116.8 sq. metres (1257.0 sq. feet)



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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.