



13 Exchange Road

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

ROYSTON
& LUND

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

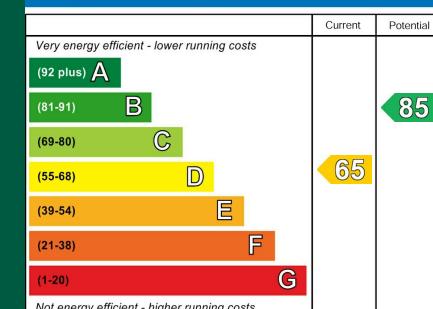
To the first floor there are two well proportioned double bedrooms. The master bedroom positioned to the front of the house showcasing double windows overlooking the front elevation. The second double bedroom has a rear window overlooking the garden. Both bedrooms share a spacious four piece suite family 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.

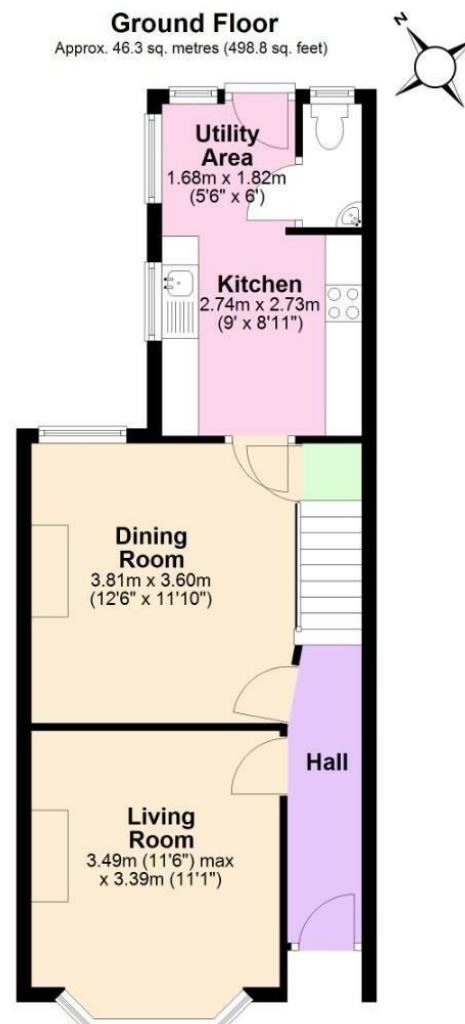
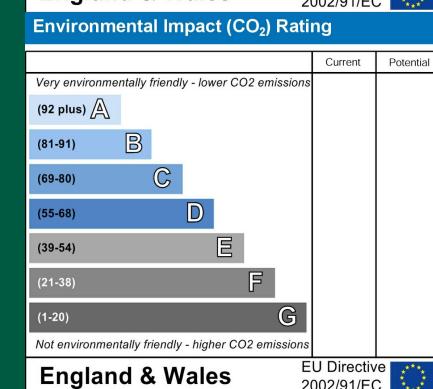


EPC

Energy Efficiency Rating



England & Wales



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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