

HoldenCopley

PREPARE TO BE MOVED

Exchange Road, West Bridgford, Nottinghamshire NG2 6DD

Guide Price £280,000 - £300,000

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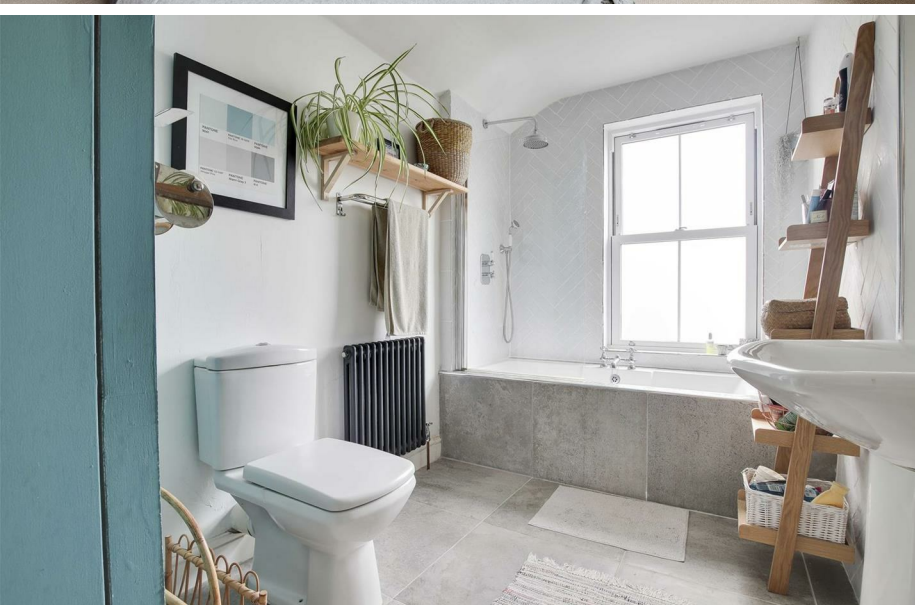
GUIDE PRICE: £280,000 - £300,000

BURSTING WITH CHARACTER...

This traditional style two bedroom terraced house is situated within easy reach of the centre of West Bridgford hosting a range of excellent facilities and amenities together with the City Centre and Universities. There is also good access to a range of regional and national transport hubs with a fantastic train service to London from Nottingham or East Midlands Parkway as well as being within catchment to excellent schools including The West Bridgford School, Junior School and Infant School. This house is truly a credit to the current owners as they have renovated and re-decorated the property whilst retaining many of the original features including stripped doors, original fireplaces and much more, making it ideal for anyone wanting to purchase stunning home. To the ground floor are two reception rooms and an extended contemporary style kitchen with engineered oak wood flooring and a partially glass roof. The first floor carries two good sized bedrooms serviced by a newly fitted bathroom suite. Outside to the rear is a private enclosed garden and to the front is ample parking.

MUST BE VIEWED





- Traditional Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Newly Fitted Extended Kitchen
- Storage Space
- Modern Bathroom
- New & Original Features Throughout
- Smart Meter
- Well Presented
- Sought After Location





GROUND FLOOR

Living Room

12'6" x 11'5" (3.83 x 3.48)

The living room has a UPVC double glazed window to the front elevation, wood effect laminate flooring, a picture rail, coving to the ceiling, a ceiling rose, a TV point, a feature marble fireplace surround with inset cast iron open fire and inset with marble hearth, fitted shelving and a wooden door providing access into the accommodation

Hall

The hall has wood effect laminate flooring, a wall mounted alarm panel and an in-built under stair cupboard with a stripped wooden door

Dining Room

12'6" x 11'5" (3.83 x 3.48)

The dining room has wood effect laminate flooring, a radiator, a UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted stairs and open to the kitchen

Kitchen

20'9" x 6'8" (6.34 x 2.04)

The kitchen has a range of fitted base units with wooden worktops, a farmhouse sink with mixer taps and drainer, an oven with an electric hob, a vertical radiator, partially panelled walls, engineered wood flooring, wall light fixtures, a UPVC double glazed window to the side elevation, an exposed wooden beam on the ceiling with a glass skylight roof, full length windows to the rear elevation and double doors leading out to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Master Bedroom

11'5" x 9'1" (3.48 x 2.77)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and an original cast iron fireplace with tiled insets and hearth

Bedroom Two

11'5" x 9'0" (3.49 x 2.76)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, an in-built cupboard and an original painted cast iron fireplace

Bathroom

11'10" x 6'9" (3.62 x 2.08)

The bathroom has a low level flush WC, a pedestal wash basin, a tiled bath with central taps, an overhead waterfall

shower, a handheld shower head, chrome wall fixtures and a shower screen, a column radiator, tiled flooring, partially tiled walls, an in-built airing cupboard, an extractor fan and a sliding obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a low maintenance walled garden

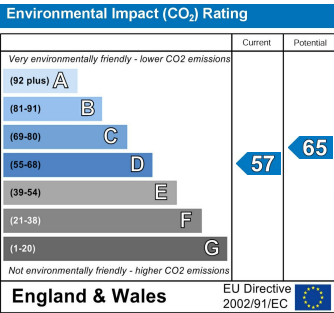
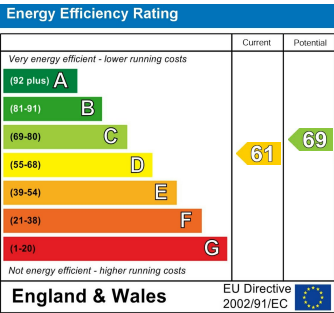
Rear

To the rear of the property is a private enclosed garden with a paved patio area, courtesy lighting, an outdoor tap, a lawn, fence panelling and a range of plants and shrubs

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
457.04 Sq Ft - 42.46 Sq M
Approx. Gross Internal Area of the Entire Property:
845.51 Sq Ft - 78.55 Sq M

Approx. Gross Internal Area of the 1st floor:
388.47 Sq Ft - 36.09 Sq M
Approx. Gross Internal Area of the Entire Property:
845.51 Sq Ft - 78.55 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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www.holdencopley.co.uk

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