



93 Exchange Road

West Bridgford | NG2 6BX | Guide Price £375,000 - £400,000

ROYSTON
& LUND

- GUIDE PRICE £375,000 - £400,000
- Integrated Kitchen Appliances
- Off Street Parking With EV Charging Point
- On The Doorstep To Numerous Amenities
- EPC Rating - C
- Three/Four Bedrooms
- Immaculate Four Piece Bathroom
- Downstairs Shower Room
- Excellent Transport Links
- Freehold - Council Tax Bands - C





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Set in the HEART of West Bridgford is this IMMACULATELY kept three storey, three/four bedroom property. Situated close by to numerous amenities being a stone's throw from Central Avenue where there are local shops, bars and restaurants as well as local delis and cafes. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre and the surrounding villages. This property would be an excellent fit for a growing family.

Ground floor accomodation comprises of an entrance hallway which leads you into what can be used as a fourth bedroom but is currently being used as a home gym, which has a large front facing window flooding the space with natural light, furthermore a rear door leading you into the garden. The ground floor is also completed with a downstairs shower room and a separate utility room which has additional access to the rear garden.

To the first floor there is the living room and kitchen dining room. The living room is a generous size with dual rear aspect windows overlooking the garden. The kitchen diner is a great size and has integrated appliances such as a oven, hob and extractor fan with plumbing and electrics to add your own freestanding appliances.

To the second floor there are three well proportioned bedrooms. The main bedroom and bedroom two are both spacious doubles. The third bedroom is an over stair single with storage space which is currently being used as an office. All bedrooms to the second floor share access to a immaculately presented four piece tiled bathroom comprising of a separate bath and shower along with a wash basin and WC.

Facing the property there is ample off street parking via a single driveway that has the setup of an EV charging point. To the rear of the property there is a spacious garden with a patio to start creating summer seating, leading onto a lawn and finally finishing with a further patio area to the end.



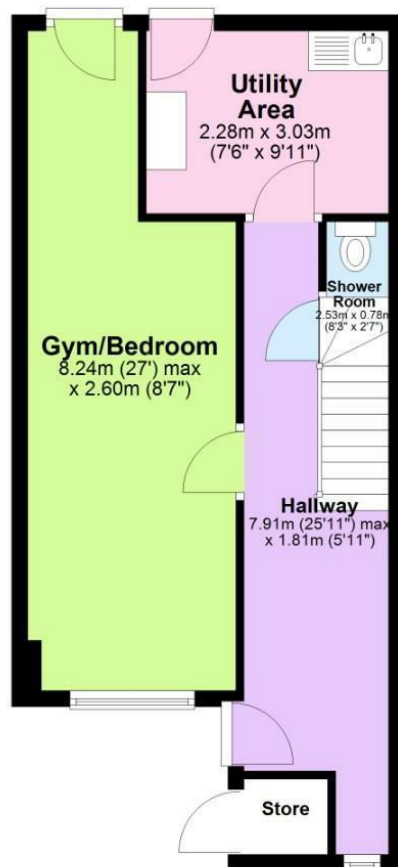


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

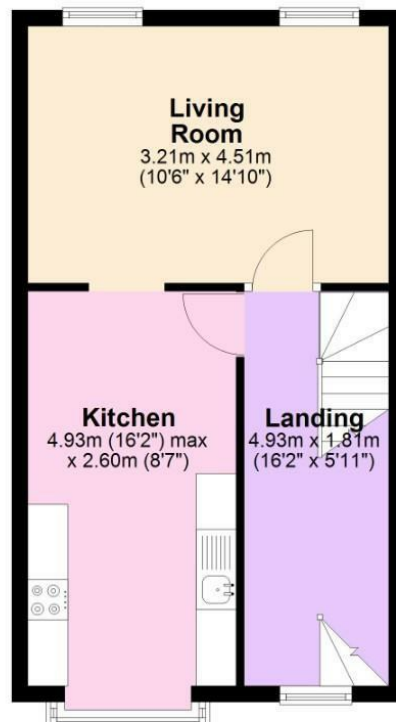
Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



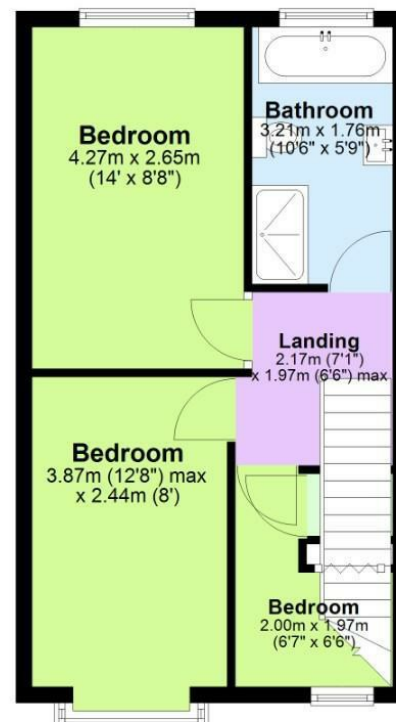
First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Second Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



Total area: approx. 115.6 sq. metres (1244.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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