

# SUPERIOR HOMES

# ROYSTON & LUND



# 146 Exchange Road

West Bridgford | NG2 6DB

Asking Price £350,000

**\*\*NO CHAIN\*\*READY TO MOVE IN\*\***

A well appointed three bedroom semi detached property located on the ever desirable Exchange Road in West Bridgford. Situated a short stroll from Central Avenue where you will find local pubs, bars and restaurants as well as local shops and stores. Not to mention being on the doorstep of a local primary school and having excellent transport links to the surrounding villages and into the City Centre. This property would be a perfect fit for first time buyers or a growing family.

Ground floor accomodation comprises an entrance hall that leads into the main reception room, dining room, kitchen and stairs to the first floor. The living room is a generous size with a large front aspect window flooding the room with natural light pieced together with a log burner for those winter months. The dining room is a spacious size and boasts French doors leading to the rear garden. The kitchen shows high quality base and wall cupboards that house appliances such as an oven, hob and built in extractor hood with further under counter space for additional white goods.

To the first floor there are three well proportioned bedrooms. The master bedroom and bedroom two are both doubles with period fireplaces, with the master displaying built in cupboard space. The third bedroom is a spacious single. All three bedrooms share a modern fitted three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.





- Three Bedroom Semi Detached Property
- \*\*NO CHAIN AND READY TO MOVE STRAIGHT IN\*\*
- Well Presented Throughout and Finished To A High Standard
- Log Burner To The Living Room
- Space Integrated Kitchen Appliances
- Modern Tiled Bathroom
- Separate Bricked Store Room With Plumbing In Place
- On The Doorstep To Numerous Amenities
- EPC Rating - D
- Freehold - Council Tax Band - C









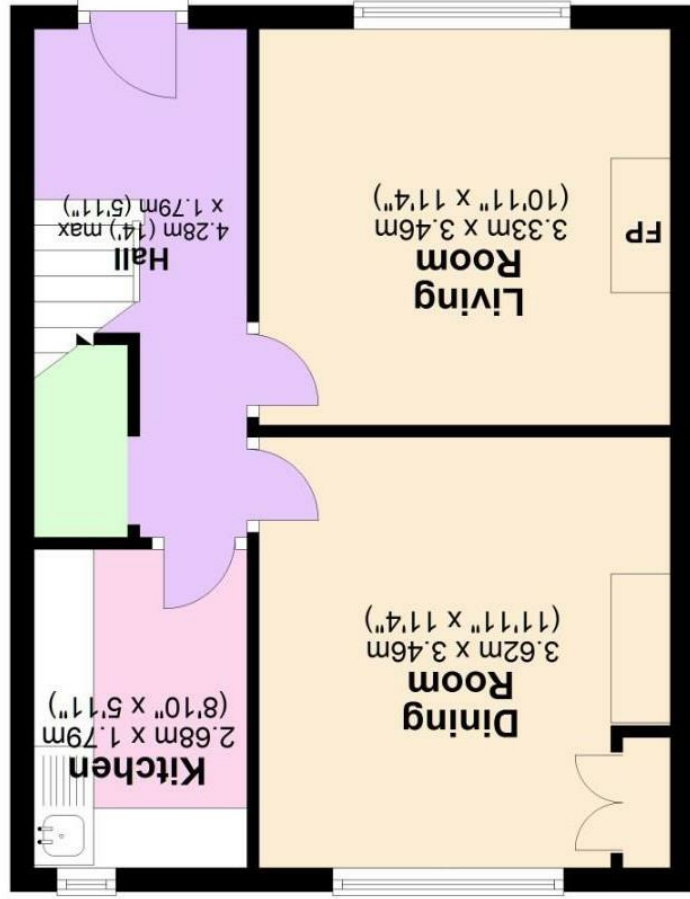
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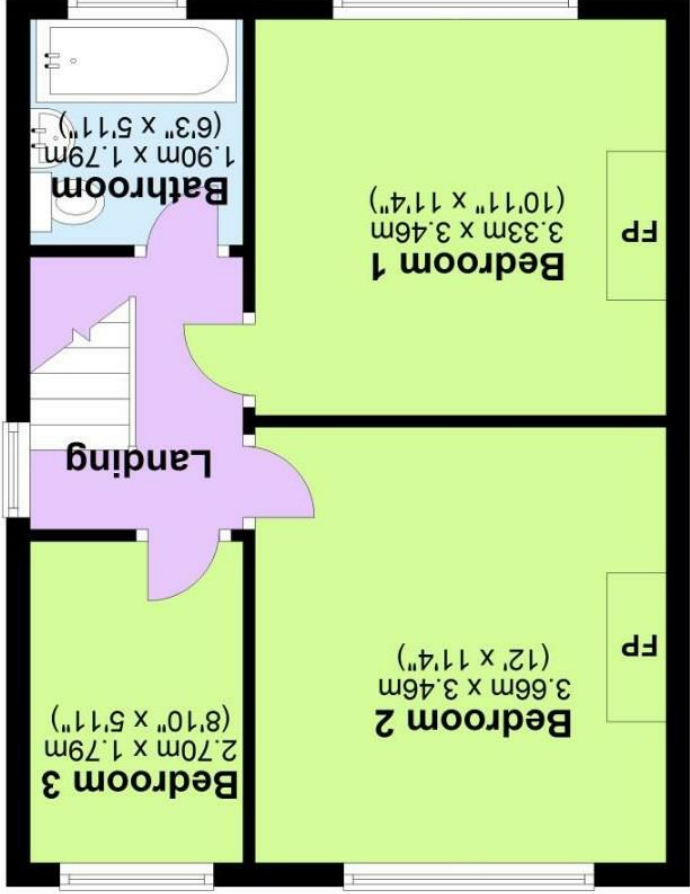
Facing the property there is on street parking and a bricked frontage creating a short courtyard area to the front elevation. To the rear there is a well maintained garden with a patio area to start off from the French doors allowing the perfect opportunity for summer seating which leads up to a lawn space which stretches back to storage sheds to the rear. The patio area further demonstrates a bricked storage room which has the facilities for plumbing in additional appliances such as a washing machine and vent for a tumble dryer.

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.

Total area: approx. 75.7 sq. metres (815.3 sq. feet)



Ground Floor  
Approx. 37.8 sq. metres (406.5 sq. feet)



First Floor  
Approx. 38.0 sq. metres (408.8 sq. feet)

England & Wales	
EU Directive 2002/91/EC	Energy Efficiency Rating
Very energy efficient - lower CO <sub>2</sub> emissions	Very energy efficient - higher running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - lower CO <sub>2</sub> emissions	Not energy efficient - higher running costs
Potential	Current
	66
	89

EPC

