

SUPERIOR HOMES

ROYSTON & LUND



125 Exchange Road

West Bridgford | NG2 6BX

Guide Price £325,000 - £350,000

****GUIDE PRICE £325,000 - £350,000**IMMACULATE****

Royston and Lund are delighted to present to the market this stunning and well-presented two-bedroom mid-terrace property located on the ever-desirable Exchange Road in central West Bridgford. Situated close to numerous amenities, it is just a short stroll from Central Avenue, where you will find a variety of local shops, bars, and restaurants. Not to mention, it falls within the catchment area for well-regarded schools and benefits from excellent transport links to the surrounding villages and Nottingham City Centre. This property would be a perfect fit for first-time buyers or a growing family.

The ground floor accommodation comprises an entrance hallway, which provides access to the main reception room and the staircase to the first floor. The living room is generously sized and benefits from wood-panel flooring, a large front-aspect bay window that floods the room with natural light, and a log burner, creating a cosy atmosphere during the winter months. The living room has been opened through to the dining room, which offers more than enough space for family and friends while providing access to the immaculately presented galley kitchen.

The kitchen showcases high-quality base and wall units with quartz worktops and houses a range of top-of-the-line integrated appliances, including an eye-level double oven, touch-screen induction hob with extractor hood, built-in fridge/freezer, dishwasher, and washing machine. The kitchen further benefits from dual-aspect windows to the rear and side elevations, incorporates a breakfast bar, and features a further door leading to the garden. The ground floor accommodation is completed by useful understairs storage.





- Stunning Two Bedroom Mid Terrace Property
- Immaculately Presented Throughout
- Really Well Looked After By The Current Vendors
- High Quality Fixtures And Fittings With Top Of The Range Integrated Kitchen Appliances
- Beautiful Four Piece Suite Bathroom
- Full Width Fitted Wardrobes
- Central Avenue A Short Walk Away
- Excellent Transport Links
- EPC Rating - TBC
- Freehold - Council Tax Band - B









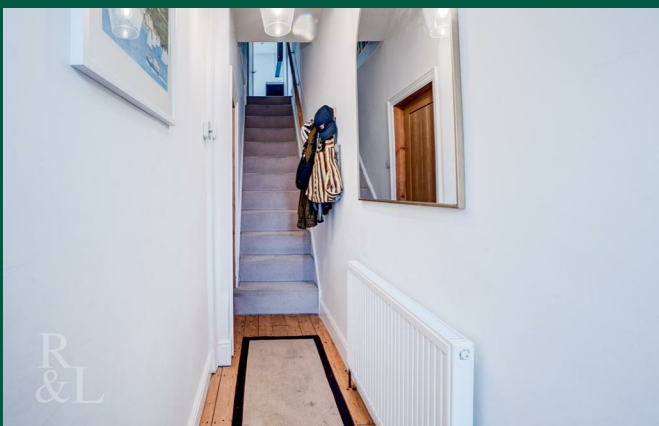


To the first floor, there are two well-proportioned double bedrooms. The principal bedroom benefits from dual windows to the front elevation and full-width built-in wardrobes. The second bedroom is another spacious double room and is currently utilised as an office/snug. Both bedrooms are served by a stunning, modern four-piece bathroom suite comprising a separate bath, walk-in shower, twin vanity wash basins, and a WC.



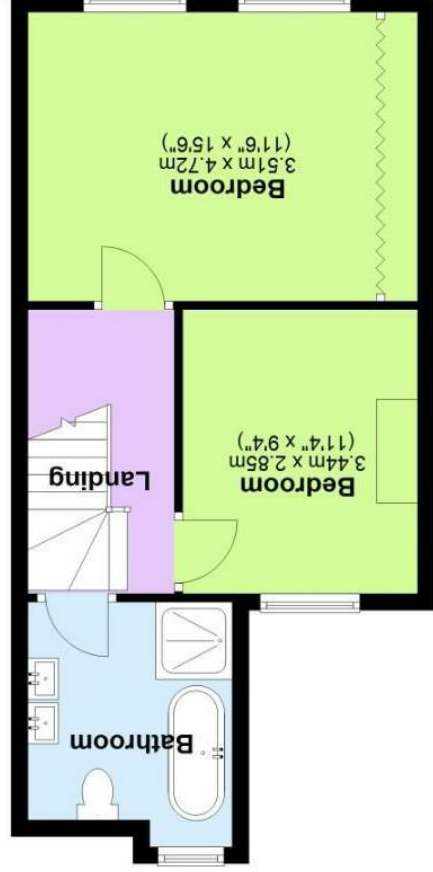
To the front of the property, there is on-street parking, with a courtyard area leading to the front entrance.

To the rear, there is a well-maintained cottage-style garden. A useful wood store is positioned at the beginning of the garden, which leads onto a lawned area and, beyond this, a patio seating area at the rear. The garden is fully enclosed by fenced boundaries, creating a private and attractive outdoor space.



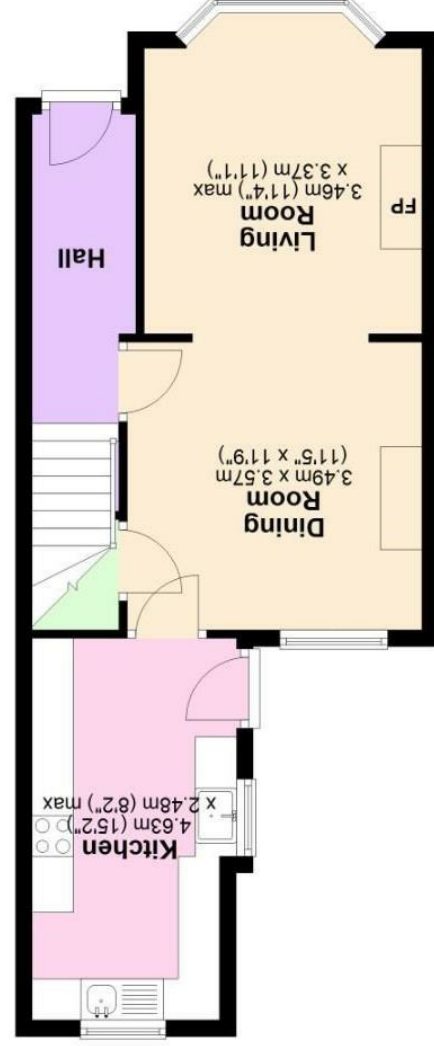
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Total area: approx. 84.3 sq. metres (907.1 sq. feet)



Approx. 40.4 sq. metres (435.2 sq. feet)

First Floor



Approx. 43.8 sq. metres (471.9 sq. feet)

Ground Floor



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

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
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