



193 Exchange Road

West Bridgford | NG2 6DD | Guide Price £300,000 - £310,000

ROYSTON
& LUND

- Two Bedroom Mid Terrace Property
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Excellent Transport Links
- EPC Rating - D
- PERFECT FOR FIRST TIME BUYERS
- A Stones Throw From Numerous Amenities
- Log Burner
- Viewings Highly Recommended
- Freehold - Council Tax Band - B





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Royston & Lund are pleased to be offer this traditional style mid terraced house situated within easy reach of the centre of West Bridgford hosting a range of excellent facilities and amenities to the market which include cafes, bars and restaurants. The property is well-maintained throughout with modern features whilst retaining many of the original features including wooden floors and coving.

Ground floor accomodation comprises a living room with window to the front elevation and log burner upon entry leading into the dining room showcasing a spacious area with window overlooking the rear aspect and stairs to the first floor. The galley kitchen is positioned to the end of the property and benefits from high quality base and wall units along with built in appliances from and oven, hob and extractor fan along with a dishwasher and integrated washing machine. The kitchen further grants access to the rear garden via a side door. The ground floor is completed with under stair storage.

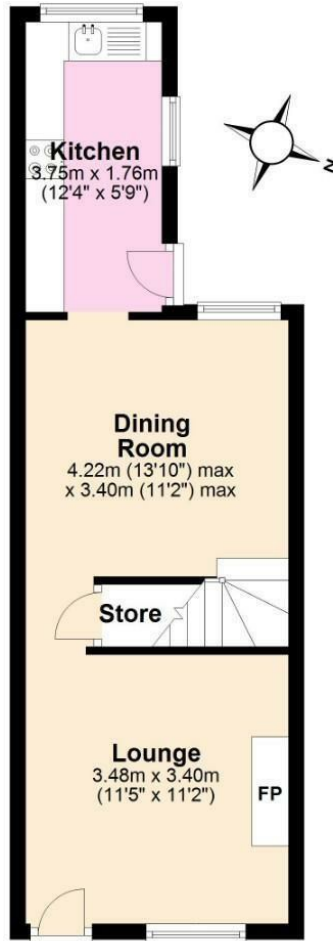
To the first floor there are two well proportioned double bedrooms. The master bedroom featuring over stair storage space. Both bedrooms share a tiled three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is on street parking and a small walled courtyard to the front door and to the rear there is a low maintenance garden with patio areas and pathway with a lawned area that is enclosed with fenced borders



Ground Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



Total area: approx. 59.9 sq. metres (644.6 sq. feet)



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 | | |
| | | 80 |
| | 62 | |
| 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 | | |

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**ROYSTON
& LUND**