



112 Exchange Road, West Bridgford

In Excess of £280,000

 **Comfort**
Estates



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West Bridgford, Nottingham

A two-bedroom terraced property you can make your own, offered with NO UPWARD CHAIN. An ideal purchase for families or a professional couple. A PERIOD HOME located in the highly popular West Bridgford

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Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Victorian Terraced Home
- Central West Bridgford Location
- Period Charm Throughout
- Two Double Bedrooms
- Good Sized Family Garden
- Highly Sought-After Residential Street
- Walking Distance To The City Ground
- Close To Nottingham City Centre



You can include any text here. The text can be modified upon generating your brochure.





Overview

Prepare to be impressed by this charming Victorian terraced home located in the heart of the highly sought-after West Bridgford. Steeped in period charm, this property boasts two double bedrooms, ideal for a growing family or professional couple. This house not only offers a taste of history but also provides modern convenience, with a good-sized family garden perfect for outdoor entertaining. This dream home is within walking distance of Nottingham Forest's City Ground, West Bridgford's thriving Town centre and conveniently close to Nottingham City Centre, offering the best of both worlds for city living, with a peaceful retreat. In brief, the ground floor offers two large reception rooms with tall ceilings, original flooring and feature fireplaces as well as a modern kitchen. The first floor boasts two double bedrooms again with grand ceiling heights and cornicing as well as a modern family bathroom. Call now to arrange a viewing.

Living Room

11' 8" x 11' 5" (3.55m x 3.48m)

Ground floor reception room one with original wooden flooring, gas central heating radiator, large UPVC window to the front aspect and original ornamental fire place. With feature coving and ceiling rose.

Dining Room

11' 8" x 12' 10" (3.55m x 3.91m)

The second ground floor reception room with access through to the kitchen and stairs leading to the first floor accommodation. Carpeted flooring, gas central heating radiator, UPVC double glazed window to the rear aspect and feature tiled hearth.

Kitchen

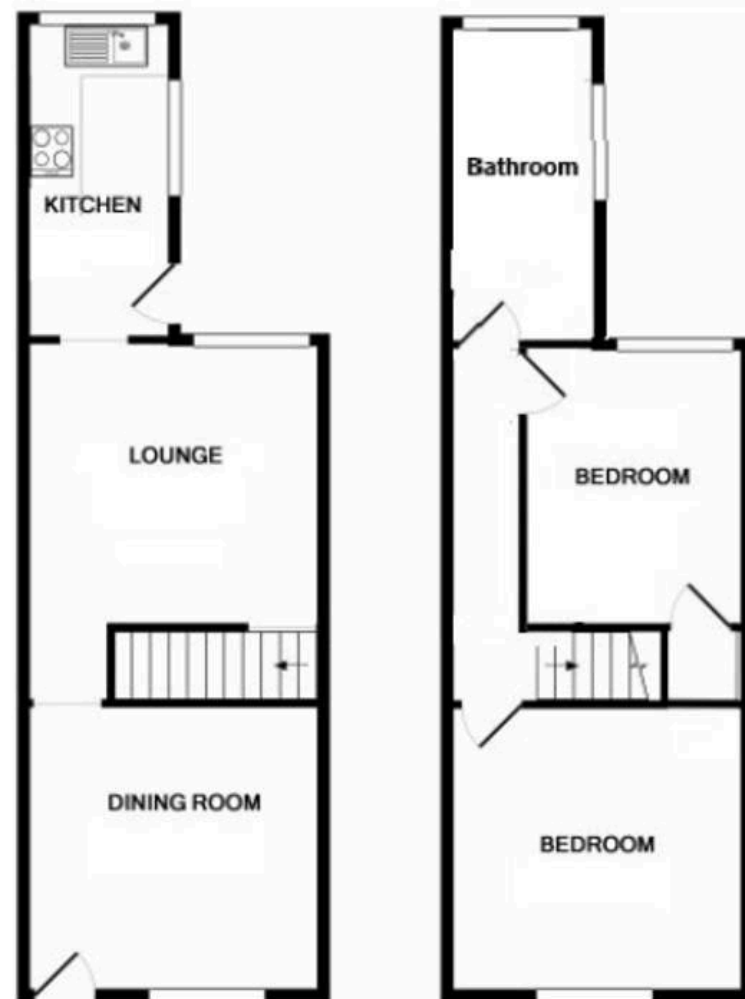
15' 1" x 7' 0" (4.61m x 2.13m)

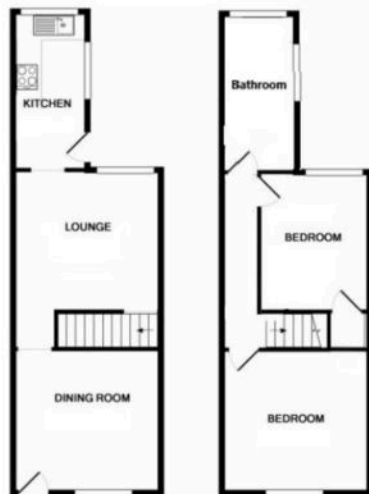
A dual aspect kitchen with a range of cream shaker wall and base units with solid oak worktops, 1 1/2 stainless steel sink with mixer tap over, stainless steel extractor fan, ceramic tiles splashback and surround, 2 spotlight fittings, wall mounted gas combi boiler.

Bedroom 1











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