



Exchange Road, West Bridgford

In Excess of £280,000

 **Comfort**
Estates



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.

- 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



**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

12' 1" x 14' 8" (3.68m x 4.48m)

Located on the first floor to the front of the property with large UPVC window to the front aspect, single light fitting, gas central heating radiator, carpets, and grey decor.

Bedroom 2

12' 5" x 8' 10" (3.79m x 2.69m)

With large UPVC window to the rear aspect and views into the rear garden, with neutral carpets, gas central heating radiator, single light fitting and neutral decor.



Bathroom

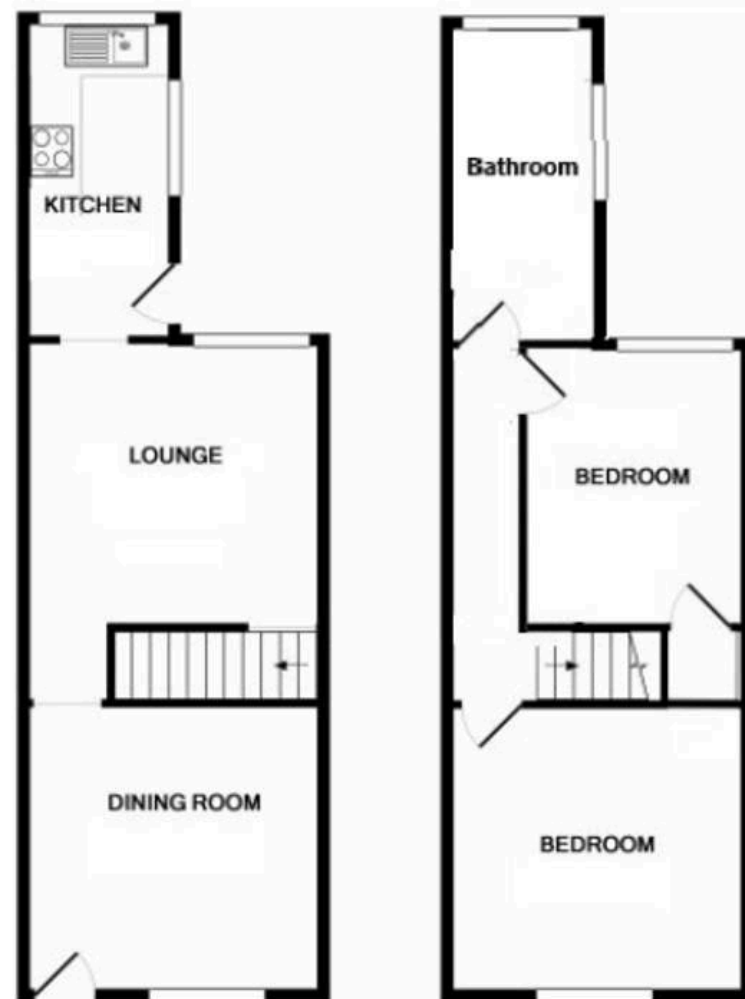
8' 10" x 7' 1" (2.69m x 2.15m)

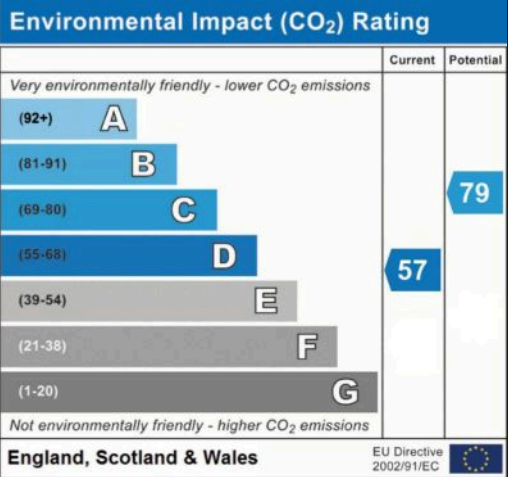
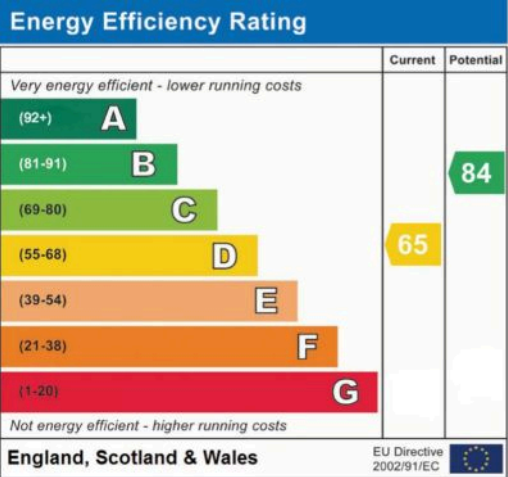
A well appointed family bathroom with a 3 piece bathroom suite including a paneled bath with glass shower screen and electric shower over, pedestal wash hand basin, and low flush WC. With ceramic tile flooring, UPVC window to the rear aspect, and a gas central heating radiator.

Additional Property Details

- Property type: Terraced House
- Property Age Bracket: 1910 - 1940
- Council Tax Band: B









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