



35 Exchange Road, West Bridgford, NG2 6BX

Guide Price: £299,950

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Looking for a two-bedroom terraced house in West Bridgford with a garden and a practical layout? This well-located home offers a lounge diner, separate kitchen and a location known for convenience and strong long-term appeal.

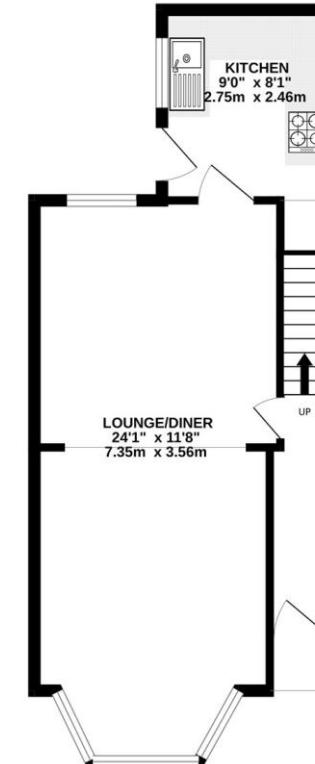
Set within the popular area of West Bridgford, this two-bedroom terraced house offers a straightforward layout that suits a range of buyers, from first-time purchasers to those looking for a manageable home close to local amenities. The area is well regarded for its everyday convenience, with shops, cafés, schools and transport links all within easy reach, as well as access to Nottingham city centre.

The ground floor is arranged around a single reception room that works well as a combined lounge and dining space. With good proportions, it allows for clear separation between seating and dining without feeling cramped. The kitchen sits to the rear of the property and provides a practical space for day-to-day cooking, with direct access out to the garden, making it easy to use the outdoor space during warmer months.

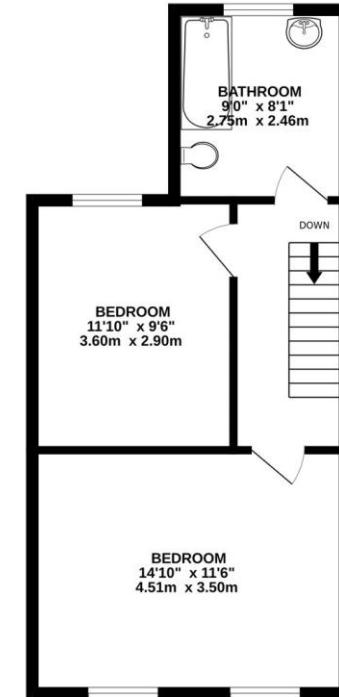
Upstairs, the first floor comprises two bedrooms and a bathroom. The main bedroom is a comfortable double, while the second bedroom lends itself well to use as a guest room, home office or nursery. The bathroom is positioned off the landing and serves both bedrooms, offering a functional layout that suits modern living.

To the rear, the garden provides private outdoor space that is easy to maintain and suitable for a mix of seating and planting. It offers a useful extension of the living space without requiring significant upkeep, which

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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