

Rex Gooding



39 Exchange Road, West Bridgford, NG2 6BX

Guide Price: £325,000

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A well-proportioned three-bedroom, bay-fronted period home, offering generous and versatile accommodation across three floors, perfectly positioned in the heart of the ever-popular West Bridgford. Combining charming period features with excellent living space, this delightful property presents an exciting opportunity for buyers looking to create their ideal home in one of Nottingham's most sought-after locations.

Ideally situated within easy reach of highly regarded schools, the vibrant cafés, restaurants and independent shops of Central Avenue, Nottingham City Centre and excellent transport links, the property enjoys an enviable location suited to families and professionals alike.

The welcoming entrance hallway leads through to an elegant bay-fronted living room, filled with natural light and offering a wonderful space to relax. A separate dining room provides the perfect setting for entertaining family and friends, while the stylish fitted kitchen is well equipped with a comprehensive range of modern units and generous work surfaces.

To the first floor are two spacious double bedrooms, both beautifully proportioned, alongside a well-appointed family bathroom.

Occupying the entire second floor, the impressive principal bedroom is a standout feature of the home. Offering an abundance of space, useful eaves storage and excellent versatility, it provides the ideal principal suite, with ample room for a dressing area, home office or reading nook.

Outside, the property benefits from a private, low-maintenance rear garden, creating an ideal space for outdoor dining and relaxing.

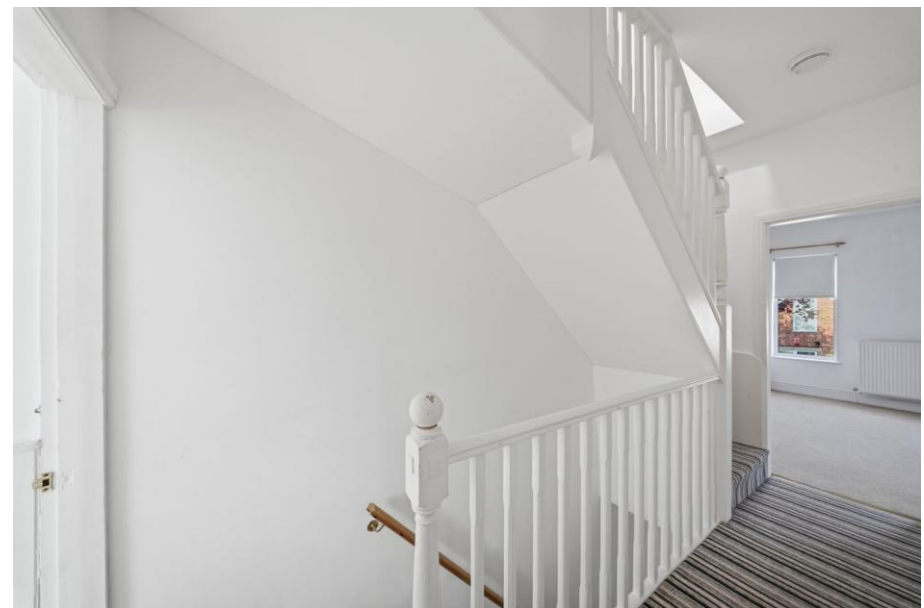
Rich in character and full of potential, this exceptional period home offers spacious, flexible accommodation in one of West Bridgford's most desirable residential locations.

A rare opportunity to acquire a home of genuine charm, ready to be enjoyed while offering exciting scope for further personalisation.

Accommodation & Amenities

- Three bedroom bay fronted period home
- Spacious accommodation arranged over three floors
- Two generous reception rooms
- Large second floor principal bedroom with eaves storage
- Enclosed low maintenance rear garden
- Prime West Bridgford location close to schools, shops and transport links

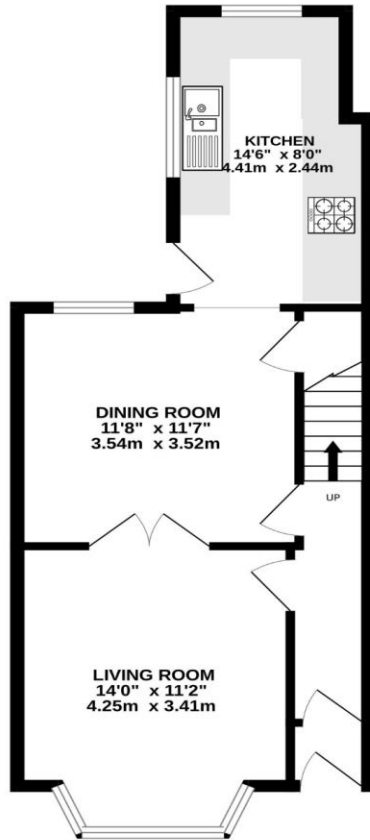




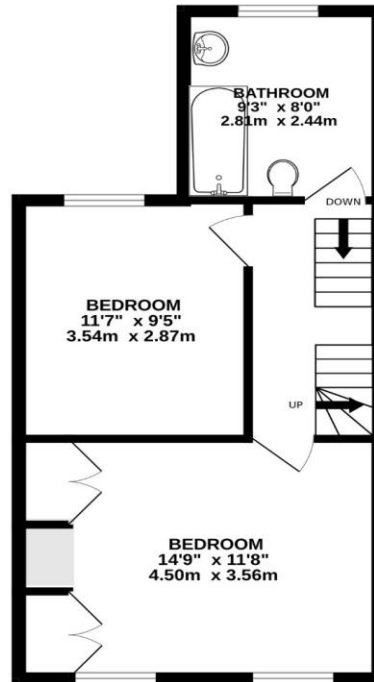


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

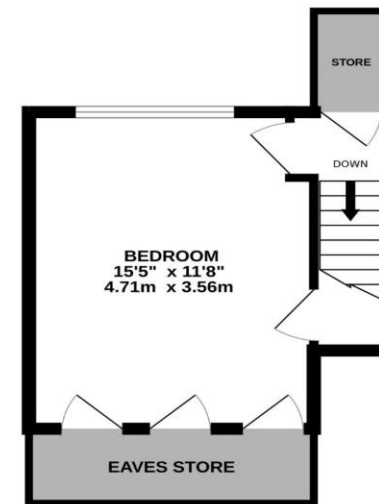
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



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



2ND FLOOR
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 operability or efficiency can be given.
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