

Rex Gooding



22 Exchange Road, West Bridgford, NG2 6BZ

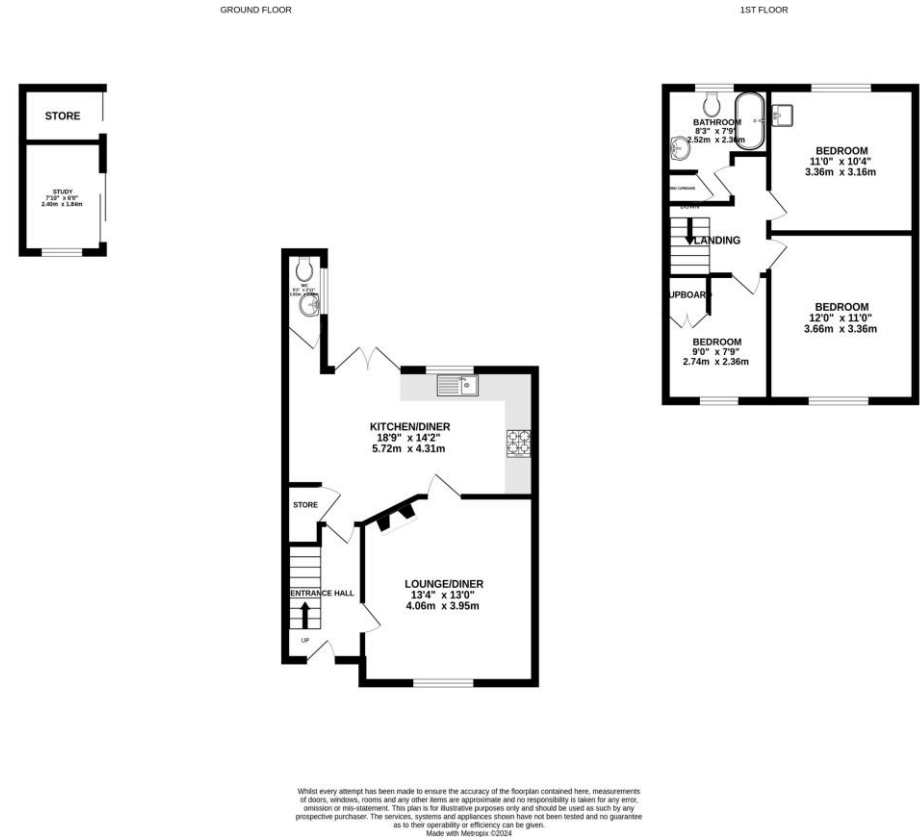
Guide Price: £375,000

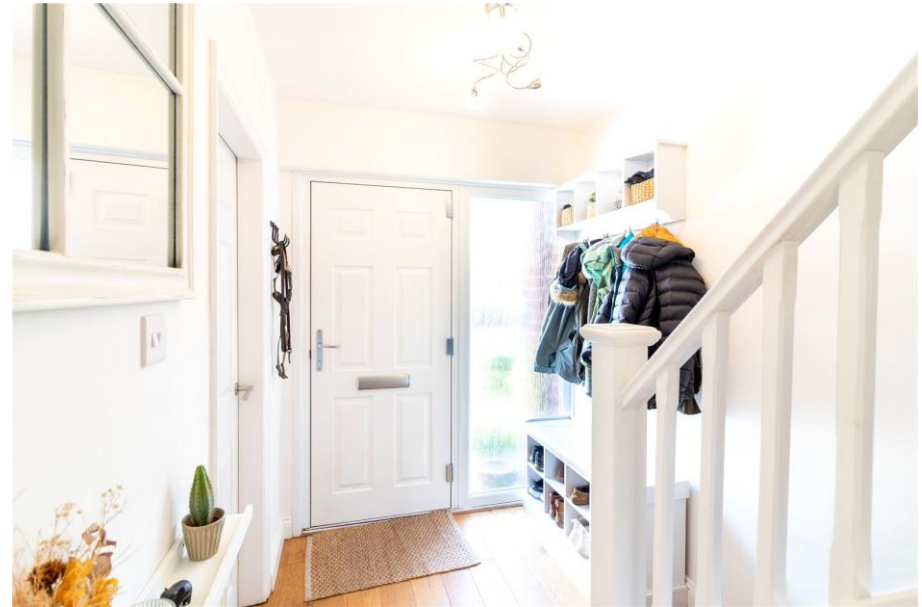
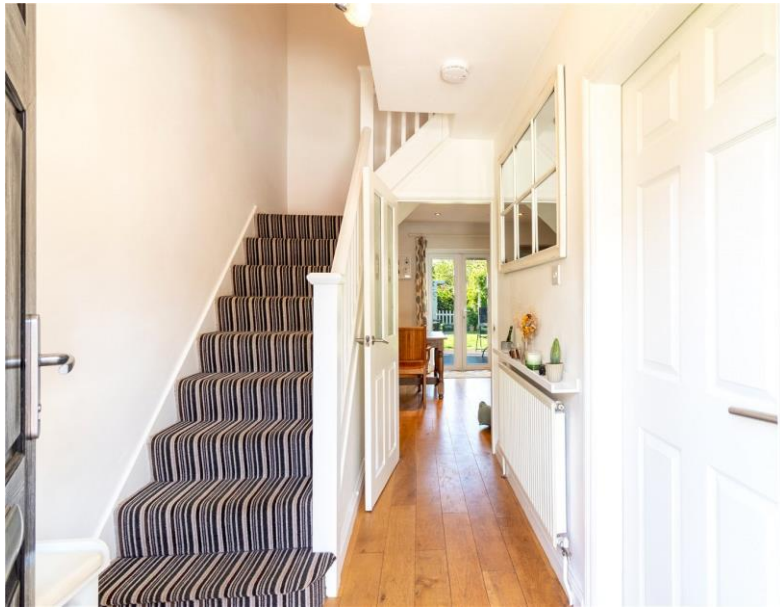
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A beautifully presented three-bedroom semi-detached home in a central West Bridgford location that has driveway parking to the front and a good size South West facing rear garden. Off the entrance hall is a living room with feature fireplace complete with log burning stove. To the rear of the property is a bright and spacious modern kitchen diner with French doors onto a decked area with pergola. There is also a downstairs WC. Upstairs there are three bedrooms and a modern bathroom. The lovely sunny rear garden has a garden room that is currently used as a potting shed, but with power and lighting could be easily made into a home office. Gas central heating and double glazing. Driveway parking for two cars.

Accommodation & Amenities

- Beautifully Presented Three Bedroom Semi-Detached Home
- Deceptively Spacious in a Fabulous Central Location
- Driveway Parking for Two Cars
- Large South West Facing Rear Garden
- Well Appointed Living Room with Log Burner
- Modern Kitchen Diner onto Terrace
- Downstairs WC
- Three Bedrooms & Modern Bathroom
- Gas Central Heating & Double Glazing
- Excellent Local School Catchment



















22 Exchange Road West Bridgford NOTTINGHAM NG2 6BZ	Energy rating	Valid until:	1 April 2034
	D	Certificate number:	0724-3036-3204-7884-4204

Property type	Semi-detached house
Total floor area	85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		