

Rex Gooding



77 Exchange Road, West Bridgford, NG2 6BX

Guide Price: £350,000

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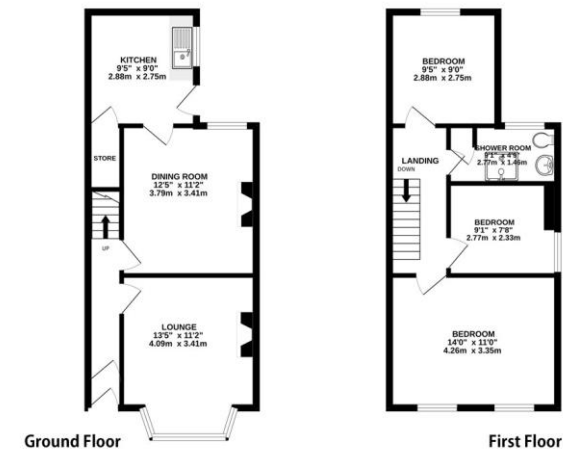
This bay fronted period home sits in a highly convenient central West Bridgford location with practical driveway parking to the side for a small vehicle. The property enjoys excellent access to local amenities, with Central Avenue less than a two-minute walk away, while nearby Twitchell provides a direct route to Gordon Road's popular selection of bars, restaurants and shops.

The accommodation begins with an entrance hall leading to a generously sized bay fronted living room featuring high ceilings with coving and a gas fireplace. The separate dining room also includes a gas fire and connects to the kitchen, which has a side door providing access to the rear garden. On the first floor, the master bedroom extends across the full width of the house, complemented by two additional bedrooms and a shower room.

A notable feature is the large loft space, which offers the potential for conversion into a fourth bedroom with en-suite facilities, subject to obtaining the necessary planning permissions. The property does require comprehensive updating and modernisation throughout, but this presents an opportunity to create a comfortable family home in this well-regarded location.

The house benefits from gas central heating and double glazing, providing essential infrastructure for any future improvements. With no upward chain, the property offers a straightforward purchasing process for buyers looking to renovate and modernise a period home in this desirable West Bridgford setting.

Accommodation & Amenities



Total Approximate Area: 77.1m² | 829 sq. ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.









