



Exchange Road, West Bridgford  
£1,050 PCM

 **Comfort**  
Estates



## Exchange Road

West Bridgford, Nottingham

Comfort Estates are pleased to present this two-bedroom end-terrace property, located on Exchange Road in the popular area of West Bridgford.

Neutrally decorated throughout, the property is bright and well presented. To the ground floor is a welcoming lounge, a kitchen with dining area, an under-stairs storage cupboard, and a bathroom. The first floor offers two spacious double bedrooms, both benefiting from built-in storage.

Externally, the property features on-street parking and a rear garden with decking and stone areas. An additional outhouse is located at the bottom of the garden, providing useful storage space.

Ideally positioned just a short walk from West Bridgford's Central Avenue, the property is surrounded by a wide range of local amenities including independent cafés, gift shops, restaurants, and supermarkets. Nottingham City Centre is easily accessible by car or public transport, with a bus stop conveniently located at the end of the street.

Available now, the property is offered unfurnished, with kitchen appliances included and has recently been fitted with a new combi-boiler.

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### Lounge

11' 11" x 11' 6" (3.64m x 3.50m)

Upon entering the property, you are welcomed into a bright, neutrally decorated living area. The room benefits from built-in shelving and a feature fireplace with decorative tiles. Between the lounge and kitchen is a handy under stairs storage cupboard.

### Kitchen/Diner

11' 6" x 10' 11" (3.50m x 3.34m)

The modern kitchen is fitted with white wall and base units, complemented by wood-effect worktops and plenty of space to fit a dining table and chairs. Appliances include a gas hob, oven, extractor fan, freestanding fridge/freezer, washing machine, dishwasher, and a contrasting black sink with drainer. The room is neutrally finished with white walls, tiled flooring and handy wooden shelving on one the walls. A new boiler has also been fitted.

### Bathroom

Located to the rear of the property on the ground floor is the bathroom, finished with white walls, aqua board panelling around the bath, and grey floor tiles. The suite comprises a bath with shower over, WC, wash basin, and a wooden shelf.



#### **Bedroom 1**

11' 11" x 11' 6" (3.64m x 3.50m)

Located at the front of the property is a spacious double bedroom, neutrally decorated with white walls and carpeted flooring. The room benefits from large built-in wardrobes and an additional built-in storage cupboard.

#### **Bedroom 2**

11' 6" x 10' 11" (3.50m x 3.34m)

The second bedroom is a further double room, located at the rear of the property. Neutrally decorated with white walls and carpeted flooring, it also benefits from a built-in cupboard and shelving on one of the walls.





All measurements are approximate and for display purposes only

**Total Area: 62.1 m<sup>2</sup> / 668 ft<sup>2</sup>**



## Comfort Estates

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