



Bohem Road,
Long Eaton, Nottingham
NG10 4GU

£225,000 Freehold



THIS IS A TWO BEDROOM DETACHED BUNGALOW SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS ESTABLISHED AND POPULAR RESIDENTIAL AREA.

Being located at the end of Bohem Road, this detached bungalow provides a lovely home which we are sure will suit people who are looking for a home which has the accommodation arranged on one level with the property being sold with the benefit of NO UPWARD CHAIN. The bungalow is situated at the head of Bohem Road and is entered through double opening wooden gates into a large parking area at the front of the bungalow which also provides a turning area to be able to drive easily in and out of the property. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this beautiful home for themselves. Over recent months the property has also had the gas boiler replaced and this will provide a new owner with several years guarantee to cover the maintenance of the boiler.

The property was constructed approx. 25 years ago and has an attractive facia brick to the external elevations under a pitched tiled roof and derives the benefits of gas central heating and double glazing. The accommodation includes a fully enclosed porch, from which the front door leads into the main accommodation where there is a reception hallway, a lounge extends across the rear of the bungalow and this has a dining area and double opening, double glazed French doors leading out to the private rear garden, the kitchen is fitted with extensive ranges of cream coloured wall and base units, the two bedrooms and positioned at the front of the bungalow and the main bedroom has extensive ranges of fitted wardrobes, cupboards and drawers and the shower room is fully tiled and has a corner walk-in shower with a Triton electric shower. Outside there is the parking at the front for several vehicles which also provides a turning area, a slabbed pathway runs down the left hand side of the bungalow to the main entrance door and to the rear garden which has a patio leading onto a lawn, there are paths, borders to the side and the garden is kept private by having fencing to the boundaries.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes The West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is only a couple of minutes drive away from the property, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

The property has a fully enclosed porch with a half double glazed door to the front with an opaque double glazed side panel and there are double glazed windows to the side and rear, UPVC door with inset leaded opaque double glazed panel with a light outside leading into:

Reception Hall

The reception hall has a radiator with a shelf over, an electric consumer unit is housed in a fitted cupboard, a newly fitted Ideal Exclusive boiler is located in the airing/storage cupboard and there is a Georgian glazed door leading into:

Lounge/Dining Room

18' x 10' to 7' approx (5.49m x 3.05m to 2.13m approx)

The lounge has double glazed, double opening French doors leading out to the private rear garden and there is a double glazed window from the dining area to the rear, coal effect gas fire set in a wooden Adam style surround with a marble inset and hearth, decorative cornice to the wall and ceiling, two radiators and a TV aerial point.

Kitchen

8'9 to 6'10 x 7'5 approx (2.67m to 2.08m x 2.26m approx)

The kitchen is fitted with cream finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has space below for a fridge/automatic washing machine, cupboards, drawers and oven below, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surface areas and double glazed window with a fitted roller blind to the side.

Bedroom 1

11' x 8'8 approx (3.35m x 2.64m approx)

Double glazed window with fitted blind to the front, bedside drawer units and wardrobes to either side of the bed position with cupboards over and a fitted drawer unit with shelving to one end and a radiator.

Bedroom 2

11'5 x 6'10 to 5'6 approx (3.48m x 2.08m to 1.68m approx)

Double glazed window with blind to the front and a radiator with a shelf over.

Shower Room

The shower room is fully tiled and has a corner shower with a Triton electric shower, tiling to two walls, a glazed door and protective screen, hand basin with a mixer tap and a double cupboard below with a mirror and glazed shelf to the wall above and a low flush w.c., radiator, opaque double glazed eye level window, mirror fronted wall cabinet, radiator, tiled flooring, cornice to the wall and ceiling and an extractor fan.

Outside

At the front of the property there is a parking area which provides off road parking for several vehicles and this has pebbled areas to the sides of the driveway/parking area and this extends down the right hand side of the bungalow where there is an outside water supply. To the left hand side of the property there is a wide slabbed pathway which leads to the main entrance door and to the rear garden. There is fencing to the side and front boundaries and there are double opening wooden gates leading from the road providing access into the parking area at the front of the bungalow.

The rear garden is a beautiful spot to sit and enjoy outside living and this has a slabbed patio leading onto a lawned garden which has paths leading to the bottom with borders to the sides, there is a shed in the bottom left hand corner of the garden and there is fencing and natural screening to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and turn right into College Street. Follow College Street for some distance where Bohem Road can be found as a turning on the right hand side just prior to the bend.

8876AMMP

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

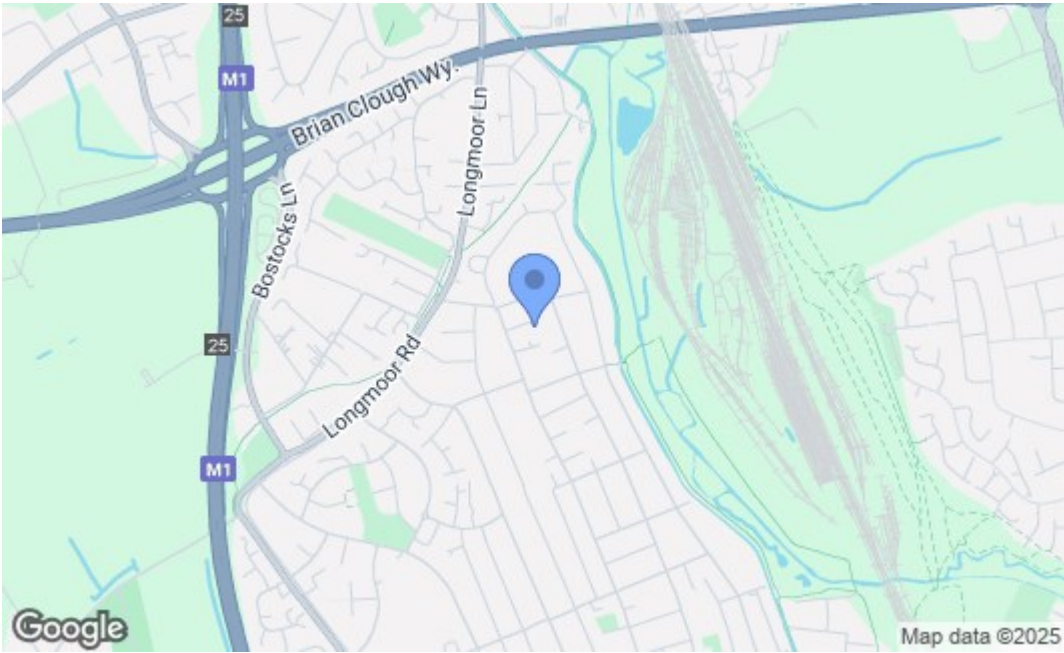
Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.