

HoldenCopley

PREPARE TO BE MOVED

Bohem Road, Long Eaton, Derbyshire NG10 4GU

Asking Price £170,000

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FANTASTIC FIRST TIME BUYER HOME...

This three bedroom terraced house will make a fantastic home for any first time buyer. The property is situated in a sought after location and benefits from having parking to the rear - one of the only properties on the road that has. The house is ready to move straight into and is being sold with no upward chain. To the ground floor there is a spacious living room and a fitted kitchen/diner. To the first floor are three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is access to on street parking and to the rear is a private enclosed garden with off road parking.

MUST BE VIEWED





- Three Bedrooms
- Kitchen Diner
- Modern Bathroom
- Generous Sized Garden
- Parking To The Rear
- Sought After Location
- Cul De Sac
- Great First Home
- Good Investment
- No Upward Chain





GROUND FLOOR

Lounge

12'9" x 13'9" (3.9 x 4.2)

The lounge has carpeted flooring, a wall mounted radiator, coving to the ceiling, a UPVC double glazed window to the front elevation and a single door providing access into the accommodation

Hall

2'11" x 2'11" (0.9 x 0.9)

The hall has carpeted flooring

Kitchen/Diner

13'9" x 9'6" (4.2 x 2.9)

The kitchen/diner has vinyl flooring, a wall mounted radiator, a wall mounted boiler, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, space for a cooker, an integrated extractor hood, space and plumbing for a washing machine, space for an under counter fridge, space for an under counter freezer, space for a dining table, two UPVC double glazed windows and a single door to the rear garden

FIRST FLOOR

Landing

8'10" x 10'5" (2.7 x 3.2)

The landing has carpeted flooring, a wall mounted radiator, a loft hatch and provides access to the first floor accommodation

Master Bedroom

12'9" x 9'10" (3.9 x 3.0)

The main bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Two

10'5" x 6'6" (3.2 x 2.0)

The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bathroom

4'11" x 9'6" (1.5 x 2.9)

The bathroom has vinyl flooring, a chrome heated towel rail, a built-in cupboard, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower, partially tiled walls and a Velux window

Bedroom Three

9'6" x 5'10" (2.9 x 1.8)

The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a low maintenance garden and access to on street parking

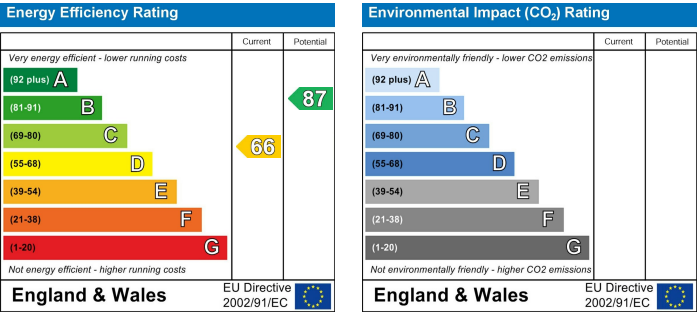
Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a hedged border, panelled fencing and access to off road parking

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
343.26 Sq Ft - 31.89 Sq M
Approx. Gross Internal Area of the Entire Property:
728.5 Sq Ft - 67.68 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
385.24 Sq Ft - 35.79 Sq M
Approx. Gross Internal Area of the Entire Property:
728.5 Sq Ft - 67.68 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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