



Bohem Road,  
Long Eaton, Nottingham  
NG10 4GU

**Price Guide £200-210,000**  
**Freehold**



A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE THAT IS LOCATED AT THE END OF A CUL DE SAC WITH OFF ROAD PARKING AND A LARGE PRIVATE REAR GARDEN.

There is a large entrance porch to the front with access to the cloakroom and door leading to the breakfast kitchen. The spacious kitchen is light and airy and opens to the inner lobby with understairs storage and door opening to the side elevation and door access to the living room. The living room is a good size and has patio doors opening to the rear garden. The first floor landing provides access to the two bedrooms and shower room, the master bedroom is generous in size. To the front of the property there is a block paved driveway providing off road parking for approximately two vehicles. The rear garden is a key feature to the property as it is private and large. This lovely home will appeal especially to first time buyers and viewings are highly recommended.

The property is within easy reach of all the shopping facilities provided by Long Eaton which includes Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets with there being other convenience stores located on College Street, there are excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

7'8" x 5'10" approx (2.35m x 1.78m approx)

UPVC panel and double glazed construction with a polycarbonate roof, grey wood effect vinyl flooring, power and water supply. Door to the ground floor w.c. and timber door with decorative half moon light panel opening into the breakfast kitchen.

### Ground Floor w.c.

Two piece white suite comprising of a low flush w.c., wall mounted wash hand basin. and red tiled floor.

### Breakfast Kitchen

13'10" x 8'10" approx (4.22m x 2.7m approx)

Two UPVC double glazed windows to the front, obscure UPVC double glazed window to the side, ceiling spotlights, wall mounted extractor, wall and base units with laminate work surface over and matching upstand, stainless steel sink and drainer with chrome taps, space for a free standing gas cooker, spaces for an under-counter washing machine, fridge and freezer, radiator, grey wood effect laminate flooring and a door leading to the stairs to the first floor.

### Hallway

With the original timber door to the side having a decorative single glazed light panel within, grey wood effect laminate flooring, concertina doors to the understairs storage housing the electric consumer unit. Half timber and obscure glazed panel door leading to:

### Living Room

13'10" x 12'2" approx (4.23m x 3.71m approx)

UPVC double glazed window and UPVC double glazed sliding patio door to the rear, picture rail, radiator, dark grey wood effect laminate flooring.

### First Floor Landing

Split level landing with an obscure UPVC double glazed window to the side, access hatch to the part boarded loft which houses the combi boiler, doors to:

### Bedroom 1

13'10" x 12'3" approx (4.23m x 3.74m approx)

UPVC double glazed window to the rear, picture rail, radiator and dark grey wood effect laminate flooring.

### Bedroom 2

8'11" x 8'10" approx (2.74m x 2.71m approx)

UPVC double glazed window to the front, radiator and storage cupboard with a light.

### Shower Room

5'6" x 4'5" approx (1.68m x 1.37m approx)

Obscure UPVC double glazed window to the front, walk-in shower cubicle with sliding door and chrome shower head, low flush w.c. pedestal wash hand basin with chrome taps, fully tiled walls, chrome heated towel rail, vinyl flooring.

### Outside

Block paved driveway providing off road parking for approx. 2 vehicles, side access to the rear.

The large rear garden has a block paved patio, laid mainly to lawn, hedgerows to the boundaries, raised garden at the end with two storage sheds.

### 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.

9023MH

### Council Tax

Erewash Borough Council Band A

### 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 – Vodafone, 02, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

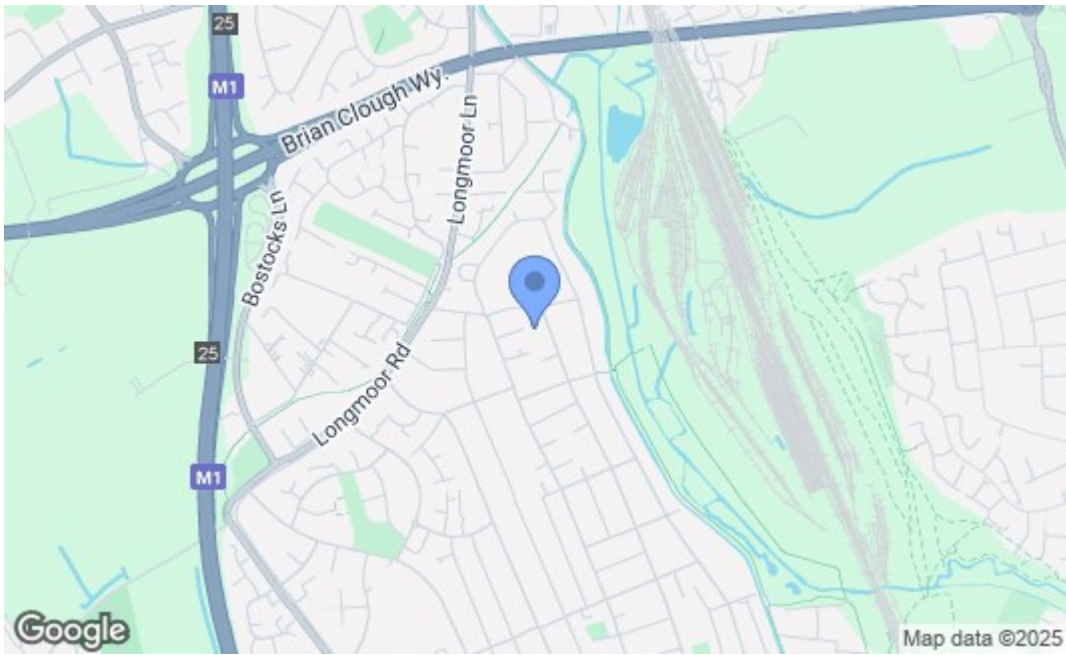
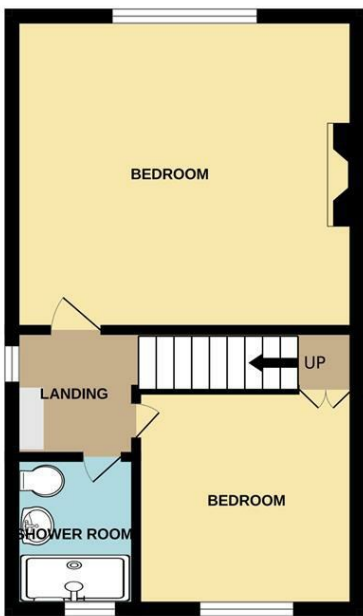
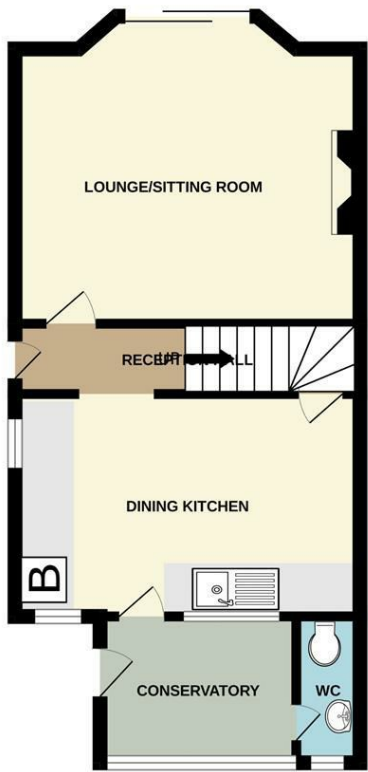
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 80        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 47      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.