

£340,000

Long West Croft

Nottingham, NG14 6PY

## PROPERTY SUMMARY

This delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a well-presented interior, making it an ideal choice for families or those seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The bungalow features two spacious bedrooms, ensuring ample space for rest and privacy. The family bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the lovely conservatory at the rear, which invites natural light and offers a serene space to enjoy the garden views throughout the seasons. The outdoor area is complemented by a garage and off-road parking for two vehicles, along with additional parking space for a third vehicle, making it convenient for families or guests.

Situated close to local shops and amenities, this bungalow is perfectly positioned for easy access to everyday necessities. Furthermore, the nearby bus route provides excellent transport links into Arnold and Nottingham, enhancing the appeal for those who commute or enjoy exploring the vibrant city life.

This charming bungalow is not just a house; it is a place to call home. With its desirable location and well-maintained features, it presents an excellent opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this lovely property your own.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**LOCAL AUTHORITY**  
Gedling Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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