



Granville Avenue,  
Long Eaton, Nottingham  
NG10 4HD

**£205,000 Freehold**





A THREE DOUBLE BEDROOM SEMI DETACHED VICTORIAN HOUSE, FOUND ON A POPULAR ROAD CLOSE TO THE CENTRE OF LONG EATON.

Being situated on Granville Avenue, this well proportioned three bedroom semi detached property provides a lovely home and will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a house that is conveniently located for all the amenities and facilities provided. An investor may also be interested as this is an ideal location for a buy to let. The property is well finished throughout and for the size of the accommodation to be appreciated, we recommend that interested parties do take an early viewing so they can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a tiled roof and the well proportioned accommodation derives the benefits of having gas central heating, double glazing and includes two large reception rooms. The roof, soffits and fascias have been recently renewed within the last five years and the accommodation comprises of a good size hallway leading to the lounge, dining room which opens up to the kitchen which is well fitted with wall and base units, door and window to the rear garden and access to the utility room and onto the bathroom. To the first floor the landing leads to three bedrooms and a fixed staircase which has been fitted by the current owners which leads to the loft room. This has been insulated and boarded and offers ample storage. Outside there is a block paved path running down the left hand side of the property with a gate to the rear garden which is low maintenance and has fencing to the boundaries, storage shed and a summerhouse.

The property is literally only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco and Aldi stores and many other retail outlets, healthcare and sports facilities which include the well regarded Clifford Gym, West Park Leisure Centre and adjoining playing fields, there are good schools for all ages within walking distance of the property, fantastic transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Hallway

UPVC double glazed window and door to the side, carpeted flooring, ceiling light, original coving, understairs cupboard and radiator.

### Lounge

11'6" x 12'9" approx (3.51m x 3.89m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, original coving and ceiling rose, phone and internet points, working coal fireplace with tiled surround and a radiator.

### Dining Room

12' x 12'1" approx (3.66m x 3.68m approx)

UPVC double glazed window to the rear, wooden flooring, ceiling light and a radiator.

### Kitchen

13'9" x 7'8" approx (4.19m x 2.34m approx)

UPVC double glazed window and door to the side, linoleum flooring, ceiling light, radiator, wall and base units with work surface over, inset sink and drainer, space for a cooker, space and plumbing for a washing machine and space for a fridge freezer.

### Utility Room

6'3" x 4'2" approx (1.91m x 1.27m approx)

UPVC double glazed window to the side, tiled flooring, ceiling light, wall mounted boiler, space for a tumble dryer.

### Bathroom

8'9" x 6'4" approx (2.67m x 1.93m approx)

Obscure UPVC double glazed window to the side, tiled flooring, ceiling light, extractor fan, radiator, bath with shower over, pedestal wash hand basin and low flush w.c., built-in storage cupboards.

### First Floor Landing

UPVC double glazed window to the rear, loft access hatch and doors to:

### Bedroom 1

12'9" x 11'6" approx (3.89m x 3.51m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light and radiator.

### Bedroom 2

12'4" x 9'8" approx (3.76m x 2.95m approx)

UPVC double glazed window to the rear, carpeted flooring, spotlights, radiator and space for a ceiling light.

### Bedroom 3

13'9" x 8' approx (4.19m x 2.44m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light and a radiator.

### Loft Room

Insulated and boarded offering lots of storage.

### Outside

To the front there is a walled frontage with a gate leading down a path to the side entrance door.

The rear garden has been designed for low maintenance with patio areas, an outside tap, a summerhouse and storage shed.

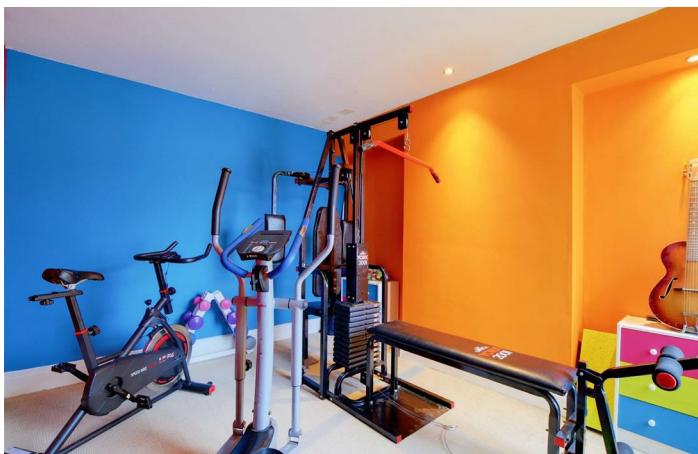
### Directions

Proceed out of Long Eaton along Derby Road and over the canal bridge and Granville Avenue can be found as a turning on the right hand side.

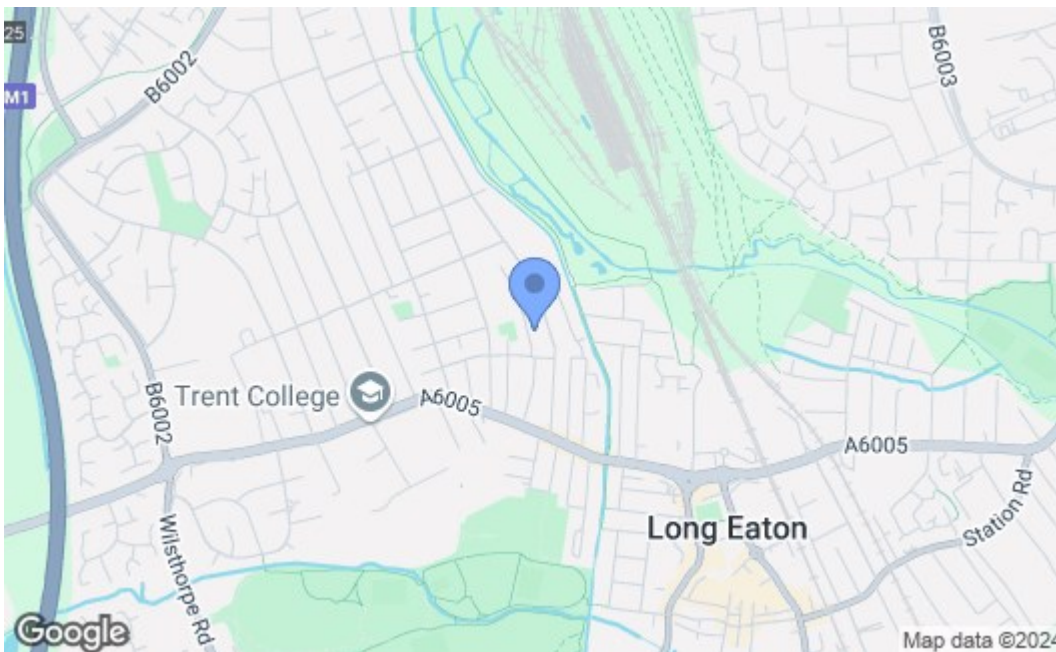
7569AMJG

### Council Tax

Erewash Borough Council Band A







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		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.