

Robert Ellis

look no further...



Granville Avenue,
Long Eaton, Nottingham
NG10 4HA

O/O £170,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



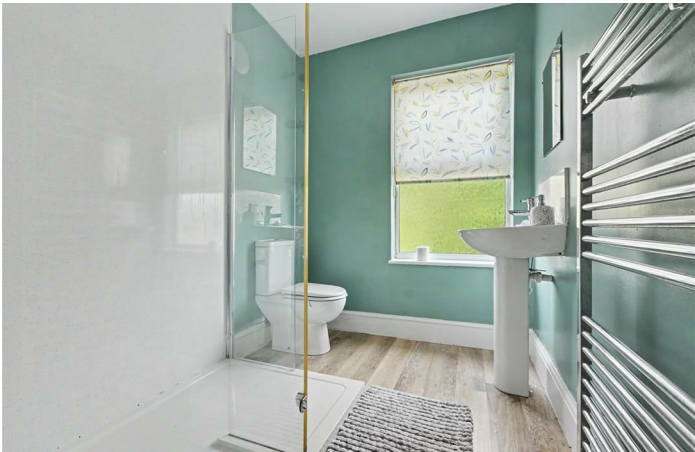
A TWO BEDROOM TERRACED HOME SITUATED ON GRANVILLE AVENUE, OFFERING A RARE OPPORTUNITY TO PURCHASE A PROPERTY WITH A FRONT GARDEN.

Robert Ellis are pleased to bring to the market this charming terraced property, situated on the popular Granville Avenue. Unlike many homes of a similar style, this property benefits from the rare advantage of a small front garden, enhancing its kerb appeal and creating a welcoming approach.

The accommodation comprises two reception rooms, providing flexible living and dining space, along with a fitted kitchen to the rear. To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property boasts a wonderful rear garden, featuring a decking area ideal for outdoor dining and entertaining, with the remainder providing an attractive space to relax and enjoy throughout the year. An internal viewing is highly recommended to fully appreciate the accommodation, delightful garden and convenient location this lovely home has to offer.

The property is within easy reach of 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 include the West Park Leisure Centre and adjoining playing fields, schools for all ages area within easy reach and the excellent transport links include J25 of the M1, 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.



Sitting Room

11'3 x 11'5 approx (3.43m x 3.48m approx)

Double glazed door and window to the front, laminate flooring, storage cupboard, coving, ceiling rose, radiator and door to:

Inner Hall

Stairs to the first floor and door to:

Lounge

11'9 x 13'2 approx (3.58m x 4.01m approx)

Double glazed window to the rear, laminate flooring, radiator, coving, ceiling rose, storage cupboard door to:

Kitchen

5'8 x 15'3 approx (1.73m x 4.65m approx)

Two double glazed windows to the side, matching wall and base units with work surfaces over, integrated electric oven, four ring gas burner and extractor over, stainless steel sink and drainer, plumbing for a washing machine and space for a fridge freezer.

First Floor Landing

Doors to:

Bedroom 1

11'2 x 12'5 approx (3.40m x 3.78m approx)

Double glazed window to the rear, radiator. Door to:

Shower Room

Double glazed window to the rear, pedestal wash hand basin, low flush w.c., double shower cubicle, linoleum flooring, storage cupboard.

Bedroom 2

11'9 x 11'10 approx (3.58m x 3.61m approx)

Two double glazed windows to the front, radiator and storage cupboard.

Outside

The front of the property is set back from the road behind a wall and railings, there are shrubs and trees which creates privacy into the house and picket fence to the boundary.

The rear garden is laid to lawn, decked patio, fencing to the boundaries, shrubs to the borders.

Directions

Proceed out of Long Eaton along Derby Road and over the canal bridge and turn right into Granville Avenue. Continue along and the property can be found on the right as identified by our for sale board.

9458CO

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 15mbps Superfast 60mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

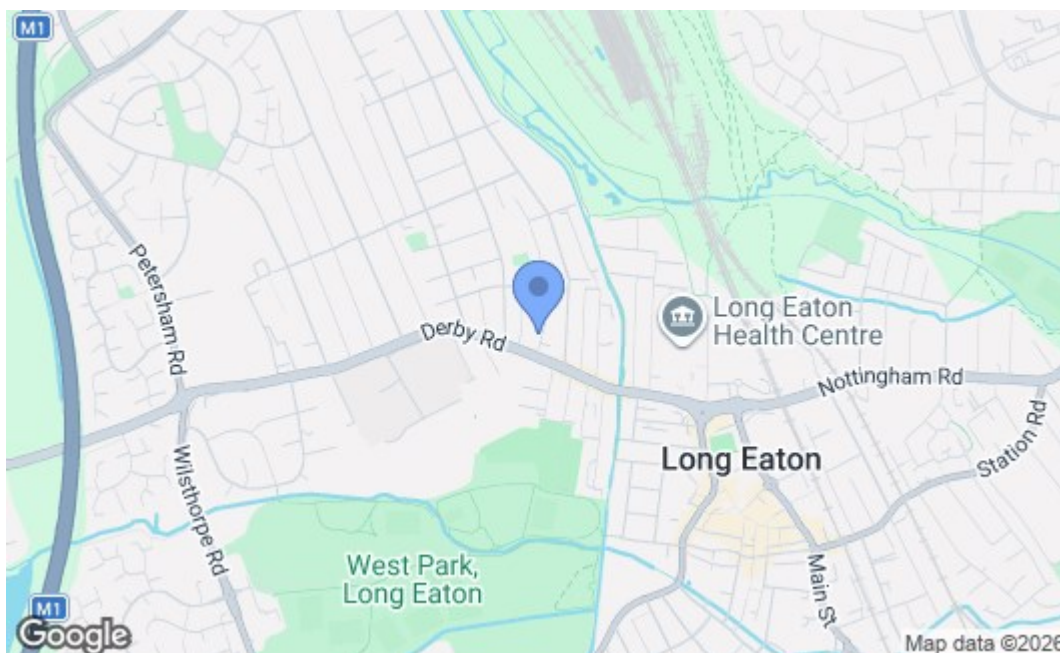
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		
	68	87
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.