



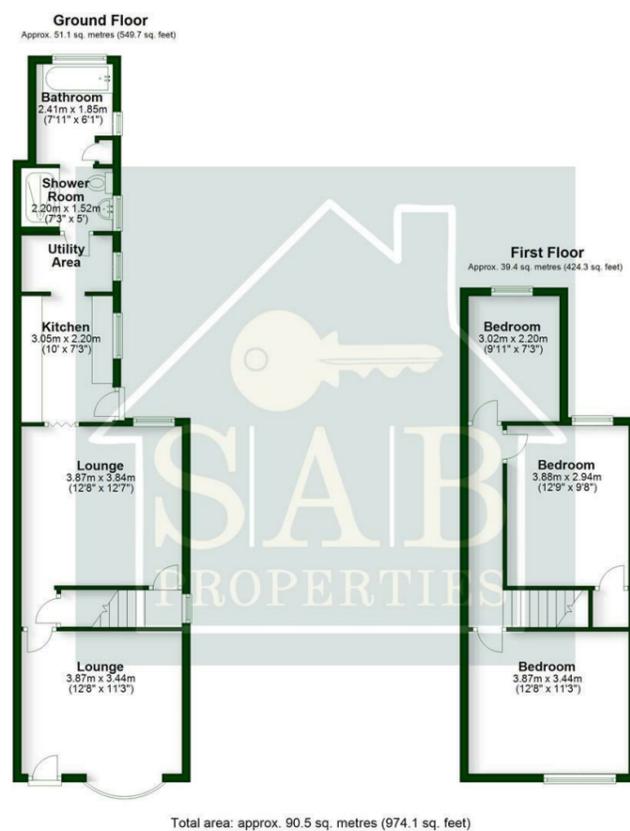
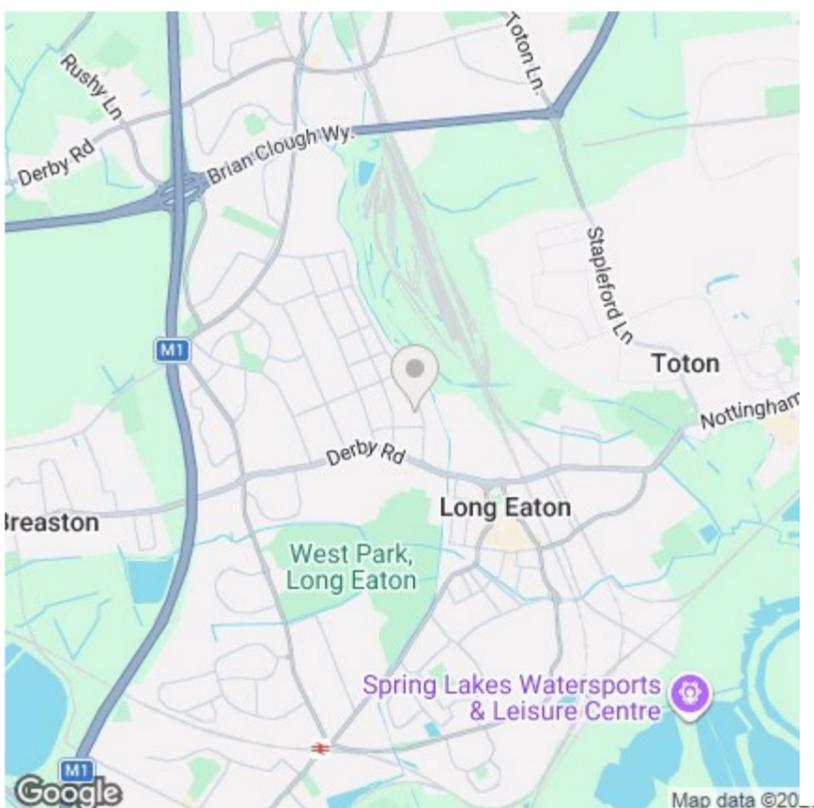
- NO ONWARD CHAIN
- Three bedroom semi-detached property
- Close to local amenities and facilities in the surrounding area
- 2 Ground floor reception rooms
- Modern kitchen with integrated cooking facilities
- Modern bathroom / shower room
- UPVC glazing and doors
- Gas central heating and combi boiler
- Private garden to the rear with slabbed patio area
- EPC rating = D

SAB Properties are pleased to bring to the market this semi-detached house. Located in a lively, well-connected neighbourhood, this property is a great option for both investors and families.

The layout of the home is designed for practical living. The front door opens into a cosy living room, perfect for relaxing or socialising. From there, the dining room offers a nice space for meals and entertaining guests. At the back, the kitchen is conveniently located with plenty of workspace and has a utility area close by for extra convenience. Upstairs are 2 double bedrooms, 1 single bedroom and the fully boarded loft space for additional storage.

## Granville Avenue, Nottingham

Offers over £179,500



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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	



**Description**

Located in a lively, well-connected neighbourhood, this property is a great option for both investors and families.

Families will be pleased to know that there are several excellent schools nearby. Longmoor Primary School, and Wilsthorpe School provide highly regarded secondary education. Trent College is also close, offering a great standard for children of all ages. With these schools so accessible, it's ideal for families with children of any age.

For those who love the outdoors, West Park is nearby, offering wide green spaces, walking paths, and plenty of recreational activities. The town centre is just a short walk away, with shops, cafés, and restaurants at your fingertips, as well as local job opportunities in nearby business complexes.

For investors, this property is well suited for rental income. Commuters will also appreciate the convenient transport links. The M1 motorway is within easy reach for travel to nearby cities, and Long Eaton railway station offers frequent train services to Nottingham, Derby, and beyond. Regular bus services also connect you easily to the local area.

All in all, this property ticks the boxes for both investors seeking a ready-made opportunity and families looking for a well-located, comfortable home in a vibrant community.

**Front Reception Room**

12'8" x 11'3" (3.87m x 3.44m)

A welcoming and bright space located at the front of the property. Perfect for relaxing after a long day or entertaining guests, the room features plenty of space for comfortable seating arrangements and offers a cosy atmosphere. Neutral décor and flooring, wall mounted radiator, UPVC window.

**Rear reception Room**

12'5" x 12'7" (3.8m x 3.84m)

A versatile space leading from the front reception room, ideal for family meals or entertaining. Its location between the living room and kitchen allows for easy movement between rooms, making it great for gatherings or daily dining. Neutral décor and flooring, wall mounted radiator, UPVC window.

**Kitchen**

10'0" x 7'2" (3.05m x 2.20m)

Located to the rear of the property, the kitchen offers a practical and functional layout, featuring ample base and wall units with counter space for cooking and meal preparation. With easy access to the utility storage area, it's perfectly designed for convenience and efficiency.

**Utility**

A handy storage area located just off the kitchen, ideal for keeping household items, garden tools, or even use as a utility space. This additional room adds practical storage options without compromising the living space.

**Shower Room**

7'2" x 4'11" (2.20m x 1.52m)

This modern and well-appointed shower room, located on the ground floor, complete with all necessary amenities. The large walk in shower enclosure has recently been fitted with aqua board and has a glass enclosure. Low level WC and pedestal wash basin. Neutral décor and flooring

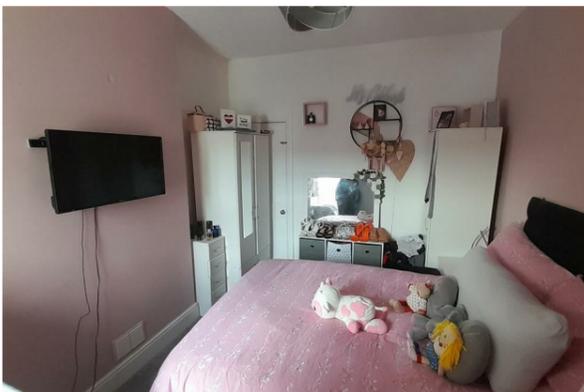
**Bathroom**

7'10" x 6'0" (2.41m x 1.85m)

Leading through from the shower room, fitted with bath and handy storage cabinet. Neutral décor and flooring and new extractor fan recently fitted. The combi boiler is also located inside a cupboard in the bathroom.

**Stairs & Landing**

Accessed from the rear reception room, with neutral décor and flooring, wall mounted radiator and all bedrooms leading off. Loft space is accessed from the landing .



**Bedroom 1**

12'8" x 11'3" (3.87m x 3.44m)

Located to the front elevation, this spacious bedroom has ample space for a double bed and a collection of bedroom furniture. With its generous size and natural light, it provides a calm and relaxing retreat for restful sleep. Wall mounted radiator, neutral décor and flooring, UPVC window.

**Bedroom 2**

12'8" x 9'7" (3.88m x 2.94m)

Located to the rear elevation, this well-proportioned room has ample space for a double bed and a collection of bedroom furniture. Neutral décor and flooring. Wall mounted radiator and UPVC window. The built in storage areas offers additional handy space.

**Bedroom**

9'10" x 7'2" (3.02m x 2.20m)

Located to the rear elevation, this well-proportioned room that can easily serve as a children's bedroom, guest room, or even a home office. Its versatility makes it suitable for a range of needs, offering both comfort and practicality.

**Loft Space**

Fully boarded for additional storage and PIV (Positive Input Ventilation) Unit fitted to aid ventilation.

**Outside**

To the front is a small slabbed area being a brick wall, slabbed pathway to side leading to rear courtyard garden with patio slabs and artificial turf. Handy storage shed and fencing to all borders.

**Additional Information**

- Electricity - Mains supply
- Water - Mains supply
- Heating - Gas central heating
- Septic Tank - No
- Broadband - BT, Sky, Virgin
- Broadband Speed - Standard 45mbps Superfast 75mbps Ultrafast 1800mbps
- Phone Signal - 02, EE, Three, Vodafone
- Sewage - Mains supply
- Flood Risk - No flooding in the past 5 years
- Flood Defences - No
- Non-Standard Construction - No
- Any Legal Restrictions - No
- Other Material Issues - No



Council Tax - Erewash Borough Council Band A

Electrical Safety Certificate valid until March 2026 (due to be re-newed)  
Gas safety Certificate valid until May 2026

Flood Risk - No flooding in the past 5 years

**Tenure**

Freehold  
Vacant possession on completion of sale

**Directions**

Proceed out of Long Eaton, along Derby Road, over the canal bridge, the fourth road on the right is Granville Avenue Street (just before the Sportsman Pub) and the property is located on the right hand side.