

# Robert Ellis

*look no further...*



Granville Avenue,  
Long Eaton, Nottingham  
NG10 4HE

**£160,000 Freehold**

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@robertellisea



A SPACIOUS TWO-BEDROOM HOME WITH AN ENCLOSED LOW-MAINTENANCE GARDEN, OFFERED WITH NO UPWARD CHAIN

Situated on the popular Granville Avenue in Long Eaton, this well-presented two-bedroom mid-terraced home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, downsizers or investors. Offered with NO UPWARD CHAIN, the property is ready to move straight into and benefits from gas central heating and double glazing throughout.

The accommodation comprises a welcoming lounge leading through to a separate dining room and a SPACIOUS, FULLY FITTED KITCHEN, providing plenty of room for everyday cooking and entertaining. Upstairs, the landing leads to TWO GOOD-SIZED DOUBLE BEDROOMS and a bathroom with a white suite. To the rear is a fully enclosed, low-maintenance garden, featuring an ARTIFICIAL LAWN and providing a pleasant and practical outdoor space.

The property is ideally positioned for the excellent range of amenities available in Long Eaton, with shops, supermarkets, cafés, restaurants and everyday facilities all within easy reach. Excellent transport links provide convenient access to Nottingham, Derby and surrounding towns, making this a CONVENIENT, WELL-CONNECTED AND POPULAR LOCATION for modern living.



### Lounge

11'5 x 10'8 approx (3.48m x 3.25m approx)

UPVC double glazed window and door with inset glazed panel to the front, laminate flooring, radiator, ceiling light, ceiling rose, Adam style fireplace with electric fire, telephone point, coving, open to:

### Dining Room

10'8 x 11'5 approx (3.25m x 3.48m approx)

UPVC double glazed window to the rear, laminate flooring, radiator, ceiling light, coving, understairs cupboard, door to the stairs and door to:

### Kitchen

15'4 x 6'7 approx (4.67m x 2.01m approx)

UPVC double glazed windows to the side and rear, UPVC double glazed door with inset glazed panel, laminate flooring, ceiling light, radiator, coving. The kitchen consists of wall, drawer and base units to three walls with work surfaces over, tiled splashbacks, wall mounted boiler, inset 1½ bowl stainless steel sink and drainer with mixer tap, free standing oven and four ring electric hob, spaces for a washing machine, tumble dryer and fridge freezer.

### First Floor Landing

14'8 x 2'2 approx (4.47m x 0.66m approx)

Carpeted flooring, ceiling light, radiator, loft access hatch, doors to:

### Bedroom 1

11'5 x 10'9 approx (3.48m x 3.28m approx)

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

### Bedroom 2

8'5 x 10'8 approx (2.57m x 3.25m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and built-in cupboard.

### Bathroom

9' x 8' approx (2.74m x 2.44m approx)

Obscure UPVC double glazed window to the rear, white wash laminate flooring, ceiling light, double radiator, low flush w.c., pedestal wash hand basin, panelled bath with electric shower over and aqua board splashbacks, built-in airing/storage cupboard.

### Outside

There is a patio area with sleeper planter beds, artificial lawn, pebbled, low maintenance area to the rear, garden shed, gate down the right hand side for bin access.

### Loft Room

The loft has been fully boarded and insulated. This has lighting and could be used as a hobby room if required.

### 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 left. 9522JG

### Agents Notes

There are AI photos on this property.

### 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 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, 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

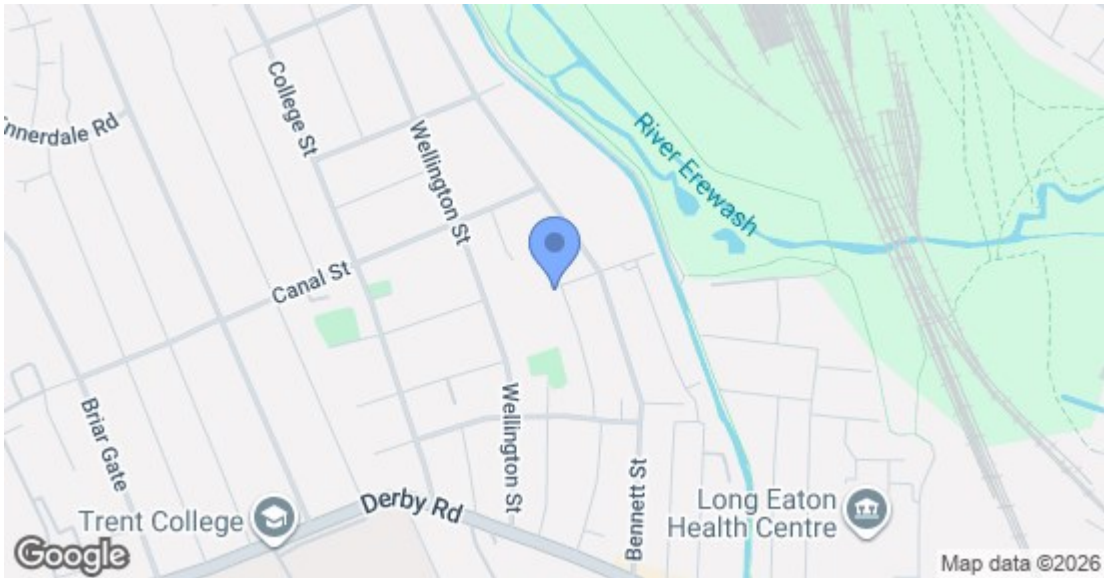
Other Material Issues – No



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ESTATE AGENTS



149 GRANVILLE AVENUE, LONG EATON NG10 4HE  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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                     |         |           |
|                                                                 | 67      | 76        |
| 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.