



97 Granville Avenue, Long Eaton, Nottinghamshire, NG10 4HE

£950 PCM

- 3 Bedrooms
- Two Reception Rooms
- Unfurnished
- Semi Detached House
- Garden to the rear
- Available Late August

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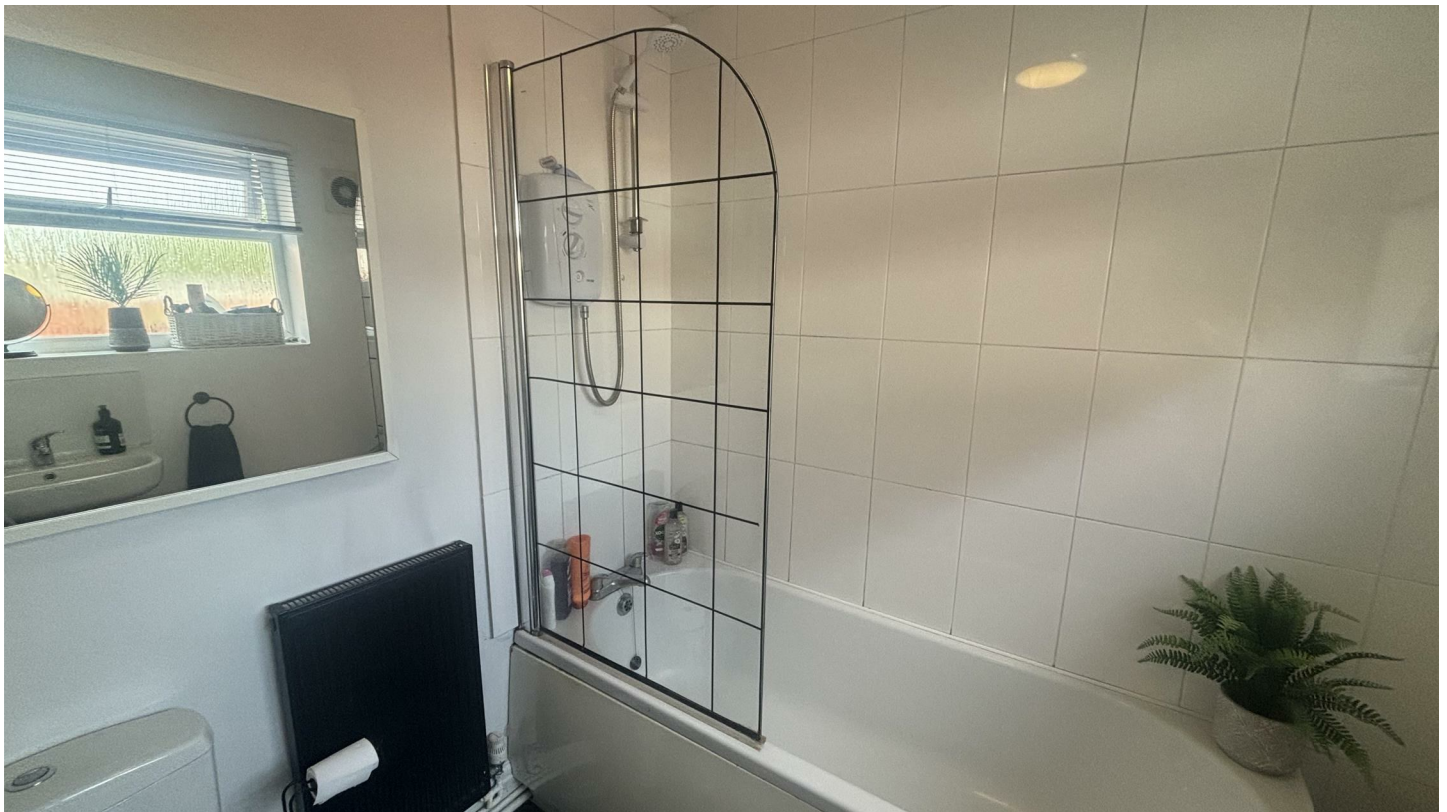
Robert Ellis are pleased to offer this three bedroom semi detached property with spacious accommodation, fantastic kitchen and enclosed rear garden. Briefly the accommodation comprises, Entrance Hall with stairs to the first floor and doors off to the Living Room (12' x 11'9") having uPVC d/g window to the front. Dining Room (12' x 11'9") having uPVC d/g windows to the side and rear, understairs storage cupboard and open aspect into the Kitchen, having 2 uPVC d/g windows to the side, a comprehensive range of fitted wall and base units with roll edge worksurfaces over, inset sink and drainer, integrated "Neff" oven, hob and microwave and fridge freezer. Door to inner Hall with storage cupboard,, worksurface with plumbing for a washing machine under and further door to the Bathroom, having uPVC d/g window to the side, panel bath with shower over, pedestal handwash basin, low flush wc and radiator.

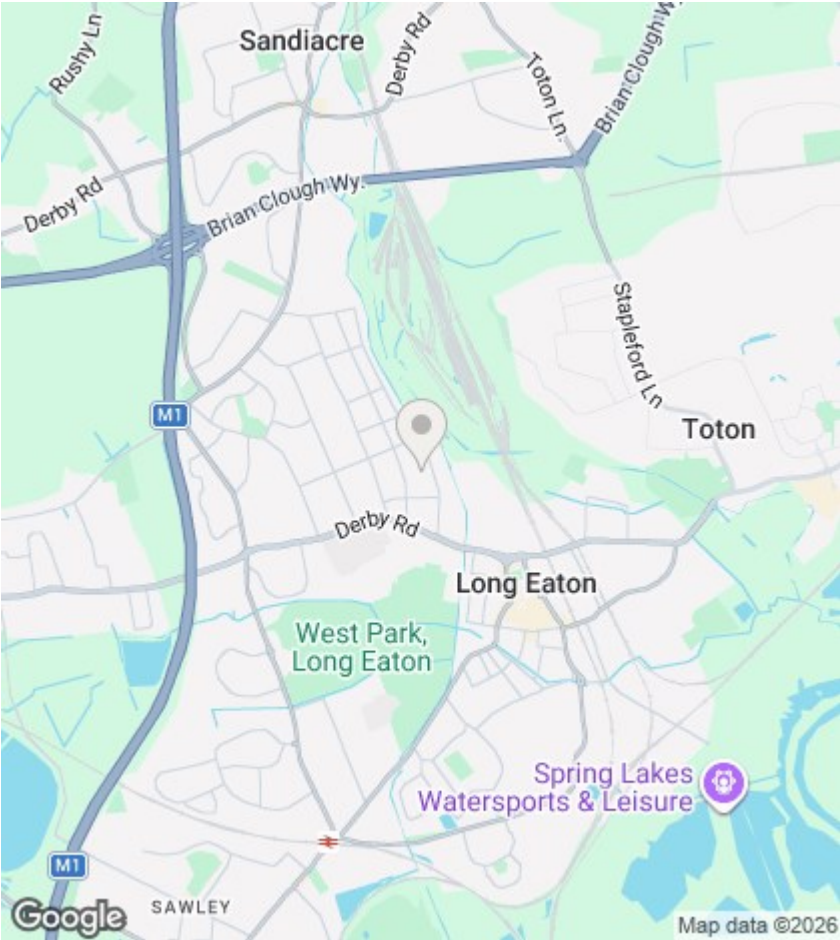
First floor, landing with doors off to Bedroom 1 (11'9" x 11'9") having uPVC d/g window to the front, built in storage and radiator. Bedroom 2 (11'9" x 9') having uPVC d/g window to the rear, storage cupboard and radiator. Bedroom 3 (13'4" x 7') having uPVC d/g window top the rear and radiator.

Outside to the rear is a spacious patio area and large shed. Available late August 2026, Offered Unfurnished, Accompanied Viewings, Long Eaton Office. More images to follow.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC