



Granville Avenue,
Long Eaton, Nottingham
NG10 4HA

£172,000 Freehold



THIS IS A LOVELY TWO DOUBLE BEDROOM MID PROPERTY WHICH HAS OPEN PLAN LIVING SPACE TO THE GROUND FLOOR.

Being situated on Granville Avenue, which is close to the centre of Long Eaton, this mid property offers a lovely home which will suit a whole range of buyers who are looking to purchase a home in Long Eaton for either their own occupation or to rent out. Since being originally constructed the property has been altered internally so the two ground floor rooms have been combined to provide an open plan living space with the lounge at the front and dining area at the rear. For the size and layout of the accommodation to be appreciated, we do recommend that interested parties do take an internal inspection which will also enable them to see the length of the landscaped, private garden at the rear which provides several seating areas to sit and enjoy outside living.

The property is constructed of brick with the front having been recently rendered which helps to give it a smart appearance from the road, all under a pitched tiled roof. The accommodation derives the benefits of having gas central heating and double glazing and is entered through a recently installed stylish composite front door into the open plan lounge area which leads into the dining area and off this room there is the kitchen which is fitted with wood finished Ikea wall and base units. To the first floor the landing leads to the two double bedrooms and the bathroom which has a white suite with a mains flow shower over the bath. Outside there is a fenced garden area at the front and at the rear a long, private sunny garden which has been landscaped to keep maintenance to a minimum and to also provide several areas to sit and enjoy outside living with there being fencing to one side and a wall to the other. There is also a most useful adjoining outbuilding which is used to house a freezer, tumble dryer and for general storage.

The property is literally only a few minutes walk away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are schools for all ages within walking distance of the house, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields 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.



Stylish composite front door with arched inset glazed panel and arched glazed panel above.

Lounge/Dining Room

29' x 11' approx (8.84m x 3.35m approx)

This large through lounge includes a dining area and has a double glazed window to the front, the electric consumer unit and gas meter are fitted in a recess with a shelf over and curtain in front, large radiator and central staircase leading to the first floor.

The dining area is in the rear part of this open plan living space and has a double glazed window to the rear, a fitted desk to one side of the chimney breast and there is access from the dining area to the kitchen.

Kitchen

9' x 6' approx (2.74m x 1.83m approx)

The kitchen is fitted with wood finished Ikea units and includes a stainless steel sink with a mixer tap set in a work surface with spaces for a fridge and automatic washing machine and drawer under, four ring hob set in a second work surface with drawers and cupboards below, oven with drawers below and cupboard above, matching eye level wall cupboards, combi wall mounted Alpha gas boiler, double glazed window to the side, half double glazed door leading out to the rear garden and tiling to the walls by the work surface areas.

First Floor Landing

Hatch to loft and doors to:

Bedroom 1

12' x 11' approx (3.66m x 3.35m approx)

Two double glazed windows to the front and a radiator.

Bedroom 2

12' x 8'5 approx (3.66m x 2.57m approx)

Double glazed window to the rear, radiator and shelving to either side of the chimney breast.

Bathroom

The bathroom has a white suite and includes a panelled bath with a mains flow shower over with a rainwater shower head and hand held shower and tiling to three walls, low flush w.c. and pedestal wash hand basin with tiled splashback and a mirror fronted cabinet to the wall above, feature radiator, extractor fan, opaque double glazed window and hatch to the loft space above the bathroom.

Outside

At the front of the property there is a garden area with fencing to the side and front boundaries and a gate leads onto the pavement, slabbed bin storage area and a path from the gate to the front door.

At the rear there is a concrete area to the immediate rear of the house and there is a path which has pebbled areas to either side, a raised bed, circular patio area in the middle of the garden with a further path leading to decking at the bottom of the garden where there is also a concrete section with the garden being kept private by having good quality fencing to the left hand boundary and a wall to the right and an outside water supply is provided.

Outbuilding

6' x 5' approx (1.83m x 1.52m approx)

At the rear of the property there is a brick built outbuilding which has power points and lighting and is an ideal place to put a freezer and other appliances as well as being a most useful storage facility.

Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge Granville Avenue can be found as a turning on the right hand side.
8220AMMP

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 56mbps

Ultrafast 1000mbps

Phone Signal – ££, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



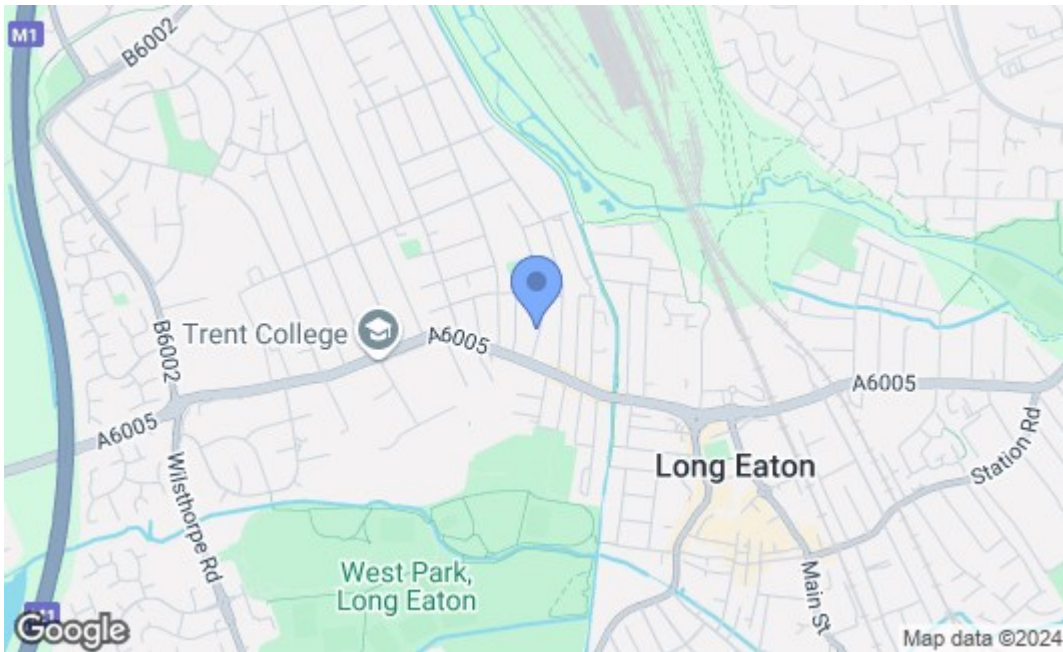


Robert Ellis
ESTATE AGENTS

GROUND FLOOR
395 SQ. FT. (36.4 SQ. YD.) APPROX.

FIRST FLOOR
359 SQ. FT. (33.0 SQ. YD.) APPROX.

TOTAL FLOOR AREA: 754 SQ. FT. (69.4 SQ. YD.) APPROX.
 *These plans are intended for guidance only and do not constitute an offer of any specific services. They are not intended to be used as a basis for any legal or financial decisions. For more information, please contact your local estate agent or solicitor. The information is provided for your information only and is not intended to be used as a basis for any legal or financial decisions. For more information, please contact your local estate agent or solicitor. The information is provided for your information only and is not intended to be used as a basis for any legal or financial decisions. For more information, please contact your local estate agent or solicitor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.