



Granville Avenue,  
Long Eaton, Nottingham  
NG10 4HD

**£172,500 Freehold**





THIS IS A LOVELY TWO DOUBLE BEDROOM END PROPERTY LOCATED ON A QUIET ROAD WHICH IS WITHIN EASY REACH OF ALL THE AMENITIES PROVIDED BY LONG EATON TOWN CENTRE AND THE SURROUNDING AREA.

Being situated on Granville Avenue, this two double bedroom property provides an ideal home for a first time buyer through to somebody who is looking to downsize and wants a property which is conveniently located for the amenities and facilities provided by the area. The property benefits from having had a new roof over the past few years and for the size and layout of the accommodation and size of the rear garden to be appreciated, we recommend people take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. Being entered through the front door, the accommodation includes a lounge, separate dining/sitting room, from which stairs take you to the first floor, a well fitted kitchen and a rear hall area. To the first floor the landing leads to the two double bedrooms, an office/study area and the fully tiled bathroom which has a white suite complete with a shower over the bath position. Outside there is a private garden to the rear which has walls and fencing to the boundaries.

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.





UPVC panelled front door with inset glazed panel and an opaque double glazed panel above leading to:

#### Lounge

11'7" x 11'4" approx (3.53m x 3.45m approx)

Double glazed window to the front, radiator, stone effect gas fire set in a contemporary Adam style surround with an inset and hearth and cornice to the wall and ceiling.

#### Dining/Sitting Room

11'7" x 11' approx (3.53m x 3.35m approx)

Double glazed window to the rear, laminate flooring, stairs to the first floor with an understairs storage cupboard which houses the electricity meter and electric consumer unit and has shelving and a light.

#### Kitchen

9'10" x 6'11" approx (3.00m x 2.11m approx)

The kitchen is fitted with a 1½ bowl sink having mixer taps set in a work surface with cupboards, oven and space for an automatic washing machine below, four ring hob set in a second work surface with cupboards and drawers beneath, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, tiled flooring and a double glazed window to the side.

#### Rear Hall

Having a half opaque double glazed door leading out to the rear garden, opaque double glazed window and tiled flooring.

#### First Floor Landing

Double glazed window to the side and a hatch to the loft.

#### Bedroom 1

11'6" x 10'10" approx (3.51m x 3.30m approx)

Double glazed window to the front, cornice to the wall and ceiling and a radiator.

#### Bedroom 2

11' x 8'7" approx (3.35m x 2.62m approx)

Double glazed window to the rear and a radiator.

#### Office/Study

9' x 7' approx (2.74m x 2.13m approx)

Double glazed window to the side and a radiator.

#### Bathroom

The bathroom is fully tiled and has a white suite including a P shaped bath with a mixer tap/shower having a hand held shower and rainwater shower head, tiling to three walls and curved protective glazed screen, low flush w.c. and a hand basin with cupboards and drawer under, opaque double glazed window, extractor fan, recessed light to the ceiling and a chrome ladder towel radiator.

#### Outside

At the rear of the property there is a garden area which has a wall to the left and rear boundaries and a fence to the right hand side. There is a gate leading out to the road at the side and a path provides access to bin storage at the side of the house and to the adjoining property.

#### 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.

8488AMMP

#### 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

Broadband Speed - Standard 16mbps Superfast 76mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water high

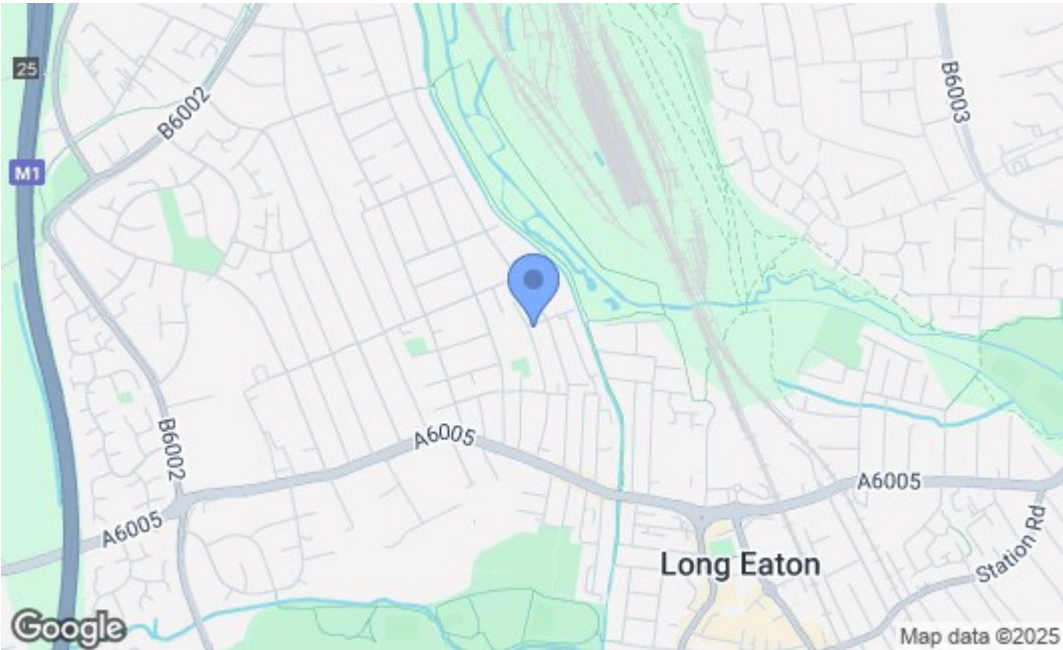
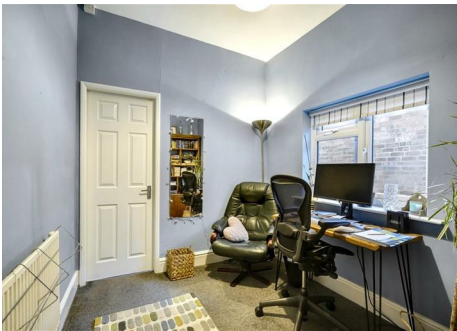
Flood Defenses – No

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		81
(69-80) C		
(55-68) D	53	
(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 <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.