



## 177 Granville Avenue, Long Eaton, Nottingham, NG10 4HE

**£850 PCM**

- 2 Receptions
- Street parking Available
- Children Welcome
- End Terraced House
- 2 Bedrooms
- Small Garden
- Unfurnished Property
- Long Eaton

# 177 Granville Avenue, Nottingham NG10 4HE

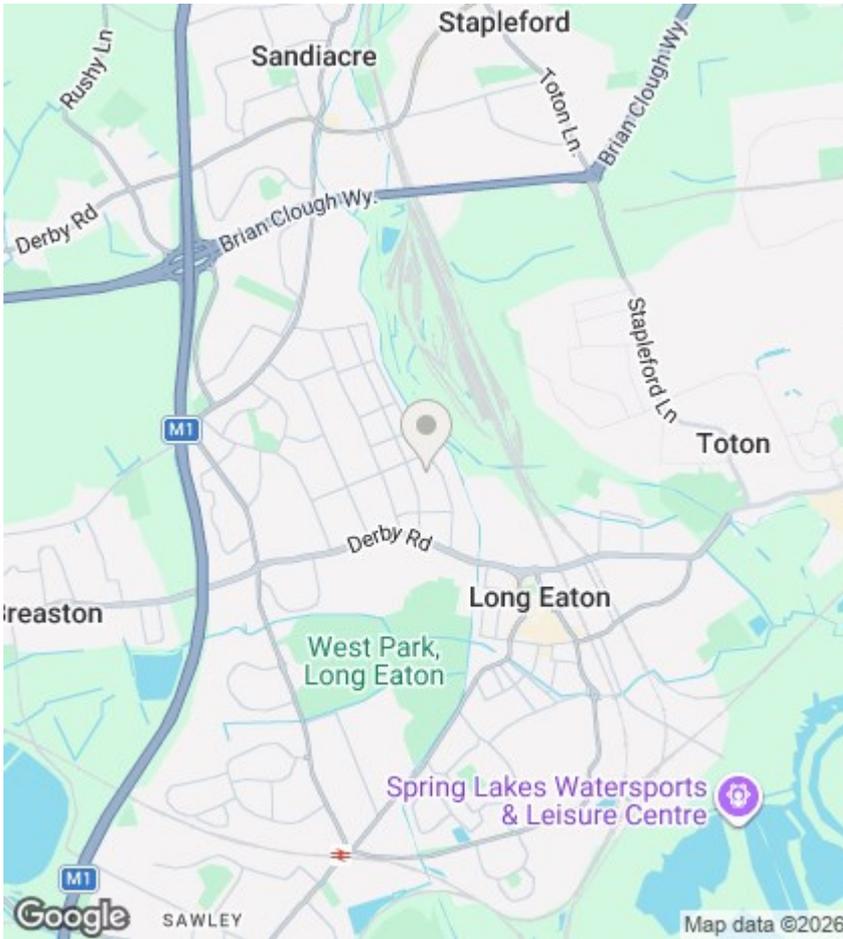
New to the market two-bedroom end terrace property which has recently undergone considerable improvements including new bathroom, new flooring throughout and decoration. Benefits from having GFCH, uPVC double glazing and a small rear garden. Comprises; lounge, dining room, refitted and extended kitchen (with integrated hob and oven), 2 double bedrooms and a first floor fitted bathroom with shower. Situated towards the head of a cul de sac within a short distance of Long Eaton town centre, the property is available NOW. Accompanied viewings. Long Eaton office.



Council Tax Band: A







## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>	52		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	