

# Robert Ellis

*look no further...*



Granville Avenue,  
Long Eaton, Nottingham  
NG10 4HE

**Price Guide £140-150,000**  
**Freehold**

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/robertellisestateagent



@robertellisea





A TWO BEDROOM TERRACE PROPERTY WHICH IS IDEAL FOR THE FIRST TIME BUYER.

Robert Ellis are delighted to offer to the market a great opportunity for a first time buyer or buy to let investor to purchase this terraced home situated on Granville Avenue, a convenient location close to local shops and amenities. This well presented two bedroom mid-terraced property offers light, airy living spaces and is ideal for first-time buyers, downsizers, or investors.

The property boasts two spacious reception rooms, providing flexible living and dining options, all decorated in neutral tones to suit a variety of tastes. The property has recently benefitted from a new roof and features a recently installed combi boiler, offering peace of mind and improved energy efficiency. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom. Outside, a lawned rear garden provides a private outdoor space perfect for relaxing or entertaining. With no onward chain, this attractive property is ready for immediate occupation and offers a fantastic opportunity for all buyers.

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.



### Lounge

11'6 x 11'9 approx (3.51m x 3.58m approx)

Double glazed door and window to the front, radiator, laminate flooring and door to:

### Dining Room

11'6 x 14'4 approx (3.51m x 4.37m approx)

Understairs storage cupboard, stairs to the first floor, radiator, double glazed window to the rear and archway through to:

### Kitchen

7'8 x 8'9 approx (2.34m x 2.67m approx)

Double glazed window and door to the side, radiator, tiled floor, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, four ring gas hob with extractor over, part tiled walls, integrated electric oven, wall mounted boiler.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

11'6 x 11'9 approx (3.51m x 3.58m approx)

Double glazed window to the front, built-in overstairs storage cupboard and a radiator.

### Bedroom 2

8'8 x 11'3 approx (2.64m x 3.43m approx)

Double glazed window to the rear and a radiator.

### Bathroom

7'8 x 8'8 approx (2.34m x 2.64m approx)

Double glazed window to the side, panelled bath, pedestal wash hand basin, wall mounted electric shower, low flush w.c., chrome heated towel rail and built-in storage cupboards.

### Outside

The rear garden has an outhouse which is used for storage, offers the potential to extend into from the kitchen, subject to the necessary permissions, rear access, garden laid to lawn and fence to the boundaries.

### 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. 8809AMCO

### 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 70mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

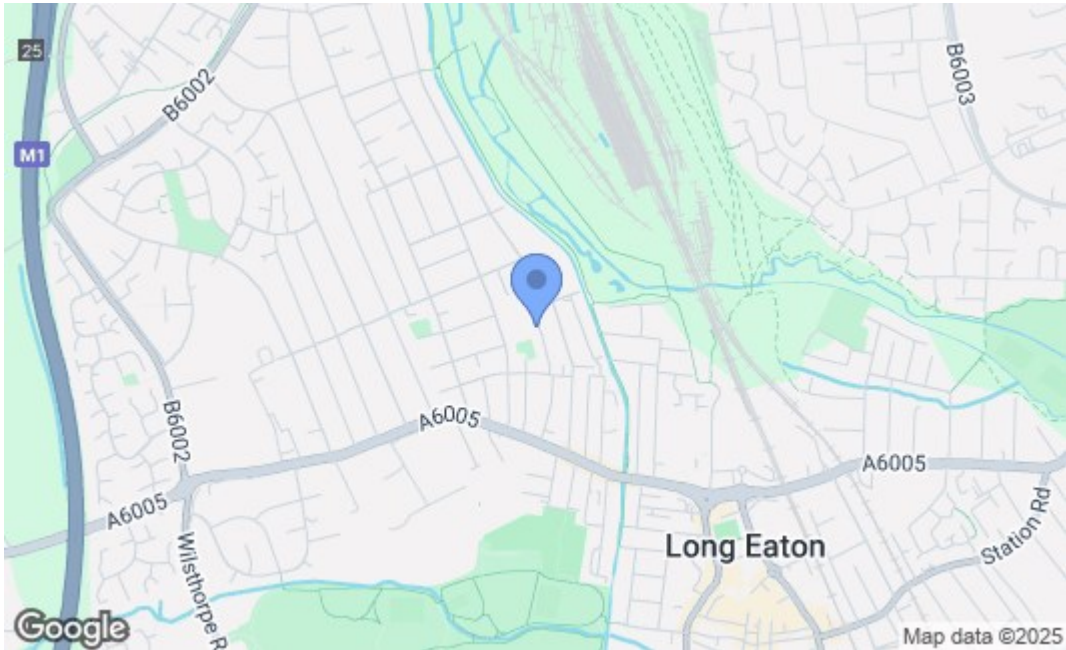
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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		
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.