

75 Granville Avenue,  
Long Eaton, Nottingham  
NG10 4HE

**O/O £140,000 Freehold**



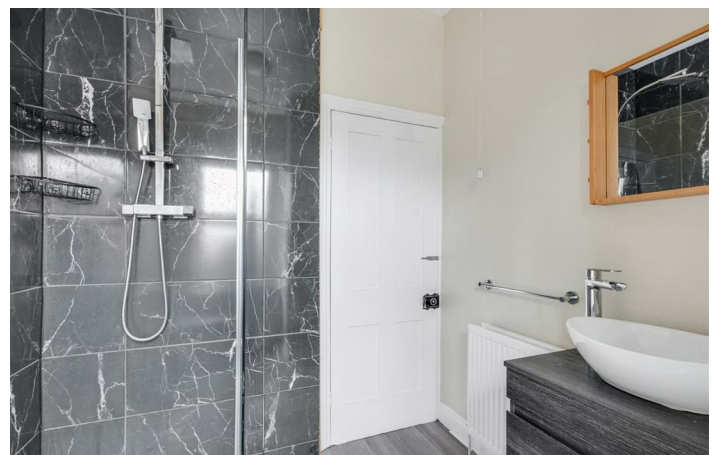


A TWO BEDROOM SEMI DETACHED HOUSE OFFERING WELL PRESENTED ACCOMMODATION.

Robert Ellis are delighted to offer to the market this semi detached property set close to the town centre in Long Eaton. Offering two bedrooms and two reception rooms and an upstairs shower room, this property is ideal for an first time buyer or buy to let investor. Set on Granville Avenue, just off Derby Road, this property really needs to be viewed to appreciate the size on offer. The property is of brick construction and has had upgrades overseen by the current owner over time. There are a range of local shops, amenities and schools within close proximity and is also ideally located for the A52 and M1.

This semi detached home is of brick construction and internal accommodation briefly comprises of two reception rooms and good sized kitchen to the ground floor. To the first floor, there are two bedrooms and a shower room.

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.



### Living Room

11'5 × 12'3 approx (3.48m × 3.73m approx)  
Double glazed door and window to the front, laminate flooring, radiator and door opening into:

### Dining Room

13' × 12'3 approx (3.96m × 3.73m approx)  
Door to the kitchen, radiator and double glazed window to the rear, stairs to the first floor.

### Kitchen

12'9 × 6'10 approx (3.89m × 2.08m approx)  
Double glazed window to the rear, wall and base units with work surfaces over, sink and drainer, space for a fridge freezer and Range cooker, part tiled walls, plumbing for a washing machine and tumble dryer, laminate flooring.

### First Floor Landing

With doors to:

### Bedroom 1

11'5 × 12'3 approx (3.48m × 3.73m approx)  
Double glazed window to the front and a radiator.

### Bedroom 2

12'8 × 9'3 approx (3.86m × 2.82m approx)  
Double glazed window to the rear, laminate flooring and a radiator.

### Shower Room

Double shower cubicle, double glazed window to the rear, radiator, vanity wash hand basin, low flush w.c., laminate flooring, extractor fan.

### Outside

The rear garden is low maintenance, enclosed with panelled fencing, decking and gravelled area.

### 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 hand side.

8613AMCO

### 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 76mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

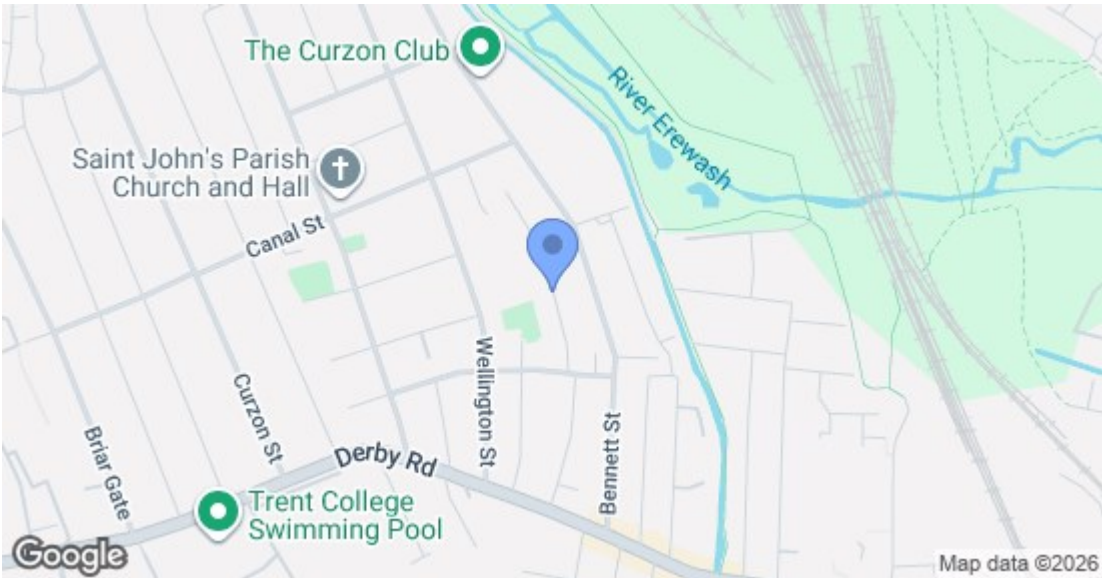
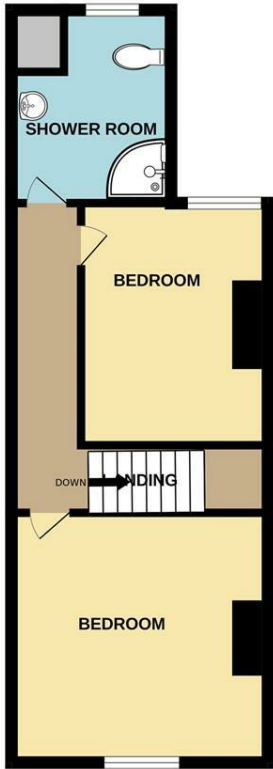
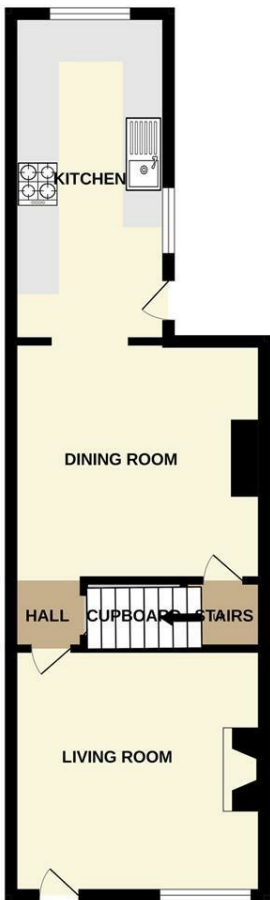
Flood Risk – No, surface water low

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.