Robert Ellis

look no further...







Granville Avenue,
Long Eaton, Nottingham
NG10 4HE

Price Guide £170-180,000

Freehold

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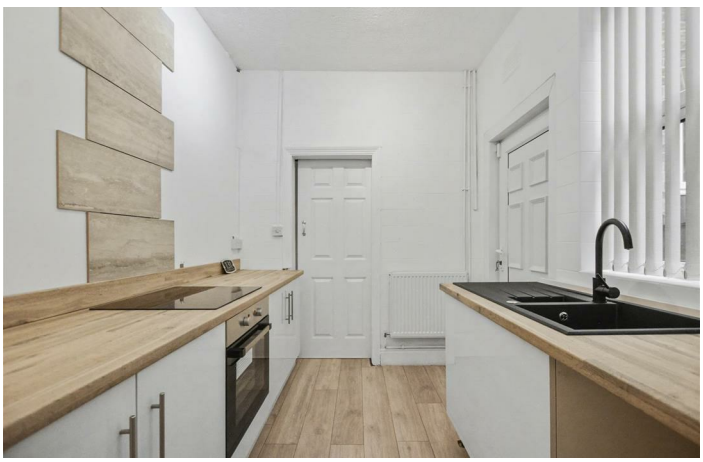


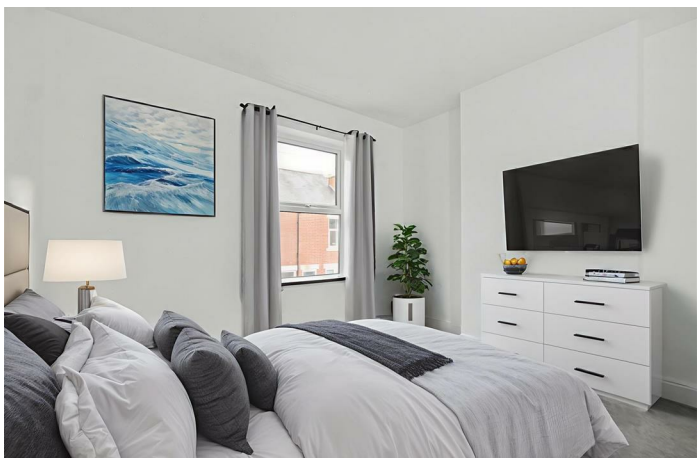
A THREE BEDROOM VICTORIAN PROPERTY THAT HAS BEEN REFURBISHED BEING SOLD WITH NO UPWARD CHAIN, MUST BE VIEWED!

A superbly finished three-bedroom terraced property ideally located on Granville Avenue, just a short distance from the heart of Long Eaton. Offered to the market with no upward chain, this home has been fully refurbished throughout, boasting a brand-new modern kitchen, new flooring and skirting boards, and complete redecoration, creating a stylish and move-in-ready interior. Externally, the property benefits from an enclosed, low-maintenance rear garden, perfect for easy outdoor enjoyment. An ideal purchase for first-time buyers, families, or investors alike, combining contemporary living with a convenient and sought-after location.

A well-presented three-bedroom Victorian mid-terrace property that has been tastefully modernised and is ready to move straight into. The accommodation comprises a welcoming front lounge leading through to a seperate dining room, with access to the fitted kitchen and a ground floor shower room. To the first floor, the landing gives access to three good-sized bedrooms. Outside, there is a low-maintenance enclosed patio garden with shrubs to the boundaries, along with a convenient gate to the left-hand side providing bin access. The current owner has undergone many works such as electric works, with a new fuse box, all new plumbing and radiators throughout and a new damp proof course. The property has also been replastered throughout. This attractive home would make an ideal purchase for a first-time buyer or an excellent investment opportunity and must be viewed to be fully appreciated.

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
11'2 x 11'5 approx (3.40m x 3.48m approx)
Composite front door, UPVC double glazed window to the front, new grey laminate flooring, double radiator, new skirting boards, ceiling rose and ceiling light, door to:

Dining Room
12'1 x 11'5 approx (3.68m x 3.48m approx)
UPVC double glazed window to the rear, new grey laminate flooring, double radiator, space for a fireplace, ceiling light, door to the stairs, understairs storage cupboard and sliding door to:

Kitchen
8'6 x 7' approx (2.59m x 2.13m approx)
UPVC double glazed door and UPVC double glazed window to the side, new grey laminate flooring, ceiling light, with a range of white gloss base units with light wood effect roll edged work surface over, black composite 1½ bowl sink and drainer with swan neck mixer tap, space for a washing machine, four ring electric hob and grey tiled splashbacks, Ideal wall mounted combi boiler (will be boxed in) and a door to:

Shower Room
7' x 5' approx (2.13m x 1.52m approx)
Two obscure UPVC double glazed windows to the rear, vinyl grey flooring, two ceiling lights, double radiator, large walk-in shower with a mains fed shower, low flush w.c., wash basin with mixer tap and vanity cupboard under, wall mounted mirror.

First Floor Landing
2' x 14'7 approx (0.61m x 4.45m approx)
New grey carpeted flooring and ceiling light, doors to:

Bedroom 1
11'6 x 10'9 approx (3.51m x 3.28m approx)
UPVC double glazed window to the front, new grey carpeted flooring, double radiator and ceiling light.

Bedroom 2
8'8 x 10'7 approx (2.64m x 3.23m approx)
UPVC double glazed window to the rear, new grey carpeted flooring, double radiator and cast iron fireplace.

Bedroom 3
7'2 x 9' approx (2.18m x 2.74m approx)
UPVC double glazed window to the rear, new grey carpeted flooring, double radiator and ceiling light.

Outside
The back door leads to a gate which has access to the left for the bins. Grey metal gate leading to the rear garden which has been designed for low maintenance, with a patio area, established shrubs to the borders and fencing to the boundaries.

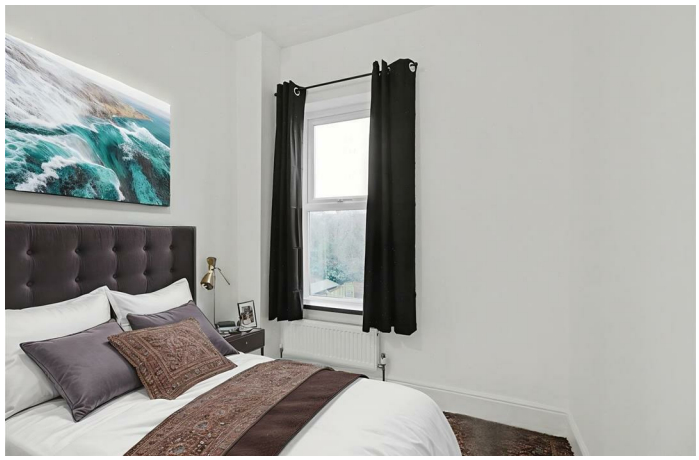
Directions
Proceed out of Long Eaton on Derby Road and after the canal bridge take the fourth turning on the right hand side into Granville Avenue, continue for some distance and the property can be found on the left.
9060JG

Agents Notes
There are AI photos on this property.

Council Tax
Erewash Borough Council Band A

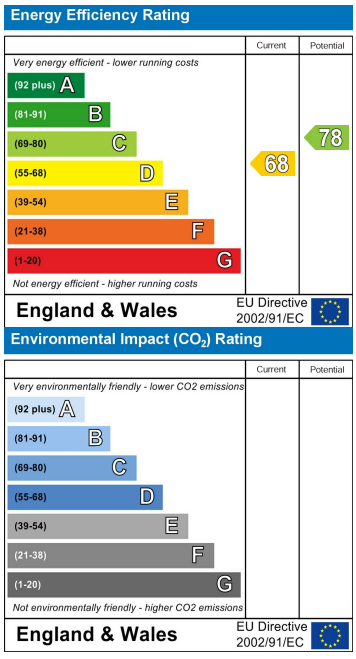
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 70mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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.

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