



Granville Avenue,
Long Eaton, Nottingham
NG10 4HE

£160,000 Freehold

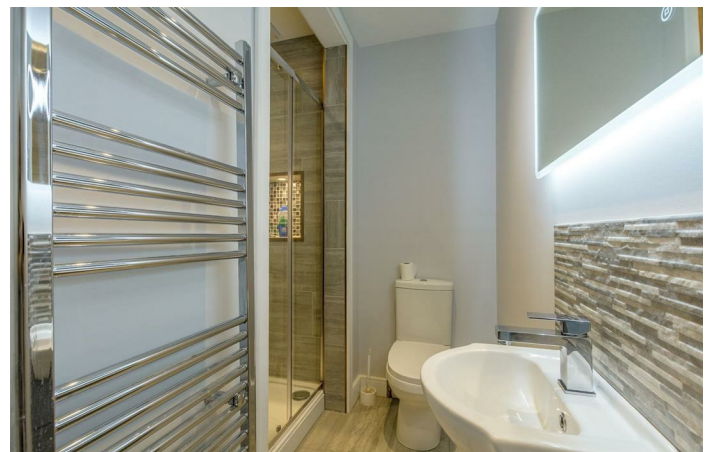


A THREE BEDROOM END PROPERTY WHICH HAS BEEN FULLY MODERNISED TO A HIGH STANDARD THROUGHOUT.

Robert Ellis are delighted to bring to the market this deceptively spacious end terrace property which has been fully modernised throughout and finished to a high standard with all modern conveniences such as gas central heating and double glazing throughout. The property benefits from two bathroom, generous size rooms and enclosed rear garden. The property is situated in this popular residential location with great access to local amenities such as the Tesco superstores, Asda, local schools and the A52 and M1 road network.

The property is constructed of brick to the external elevation all under a pitched tiled roof and the accommodation briefly comprises of a spacious lounge to the front that flows through to the dining room and kitchen with access to a bathroom to the rear. To the first floor there are three generous size bedrooms and a modern fitted shower room. The property has great stance from the front and to the rear there is a generous rear garden that is private and not overlooking from the rear boundary.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and there are excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby and other East Midlands towns and cities.



Lounge

Dining Room

Kitchen

Bathroom

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

Outside

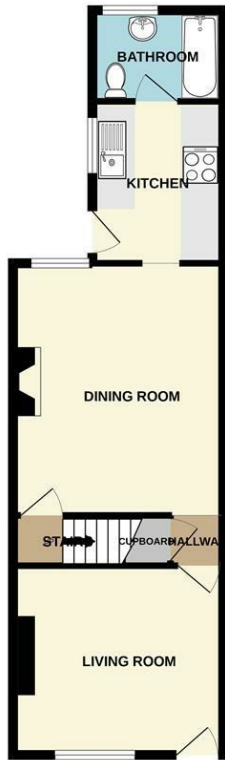
Directions

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 as identified by our 'for sale' board.

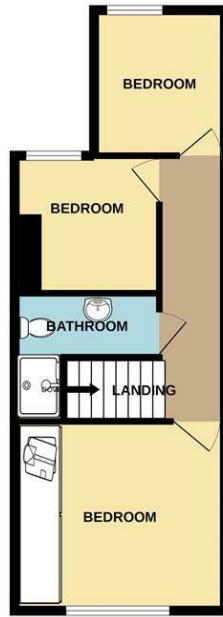
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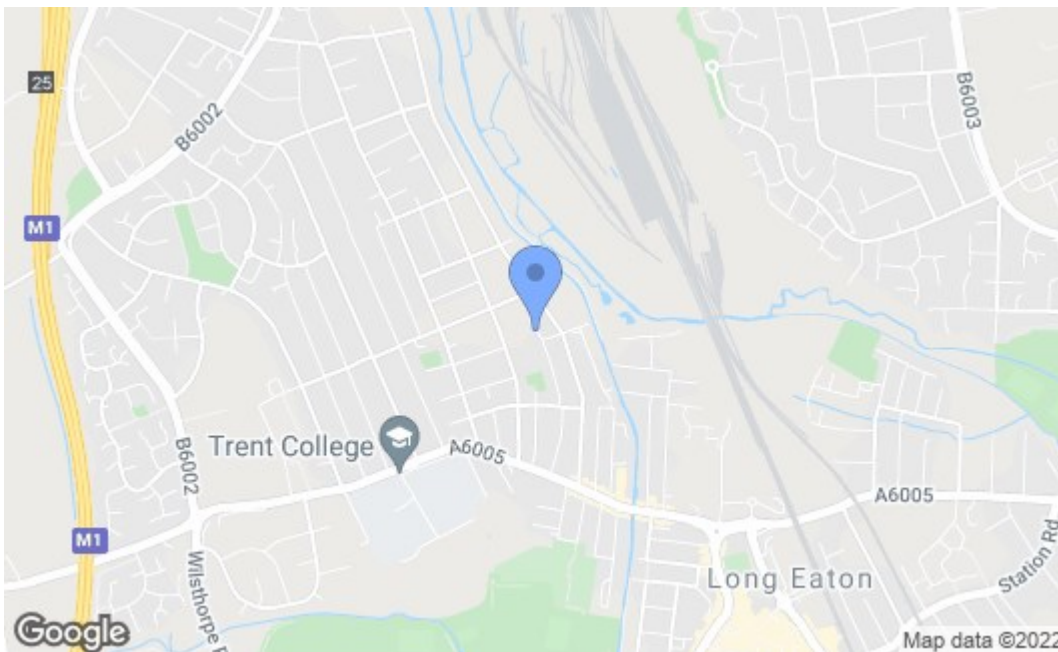
GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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