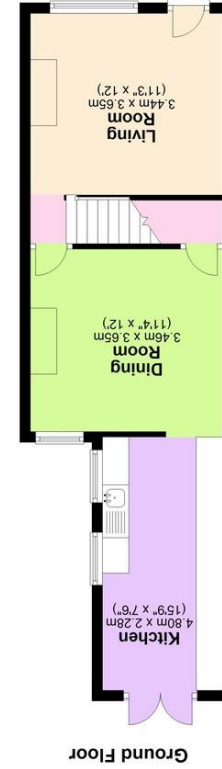
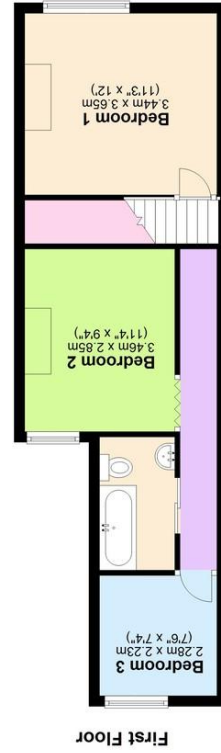


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



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WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS

134 Granville Avenue, Long Eaton, NOTTINGHAM, NG10 4HD

Asking Price Of £164,000



Three bedroom mid terraced house located in Long Eaton, NOTTINGHAM

NO UPWARDS chain a three bedroom mid terrace house ideally located close to Long Eaton town centre and recently benefits a new bathroom. The property offers two reception rooms, on street parking and rear low maintenance decked garden.



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## Property Description

For sale with no upwards chain a three bedroom mid terrace house ideally located close to Long Eaton town centre which benefits from a newly fitted bathroom, two reception rooms, gas central heating and double glazing.

Please note currently a tenant is living in the property so photos are from when the property was previously vacant.

The property in brief comprises:- living room, dining room, kitchen, three bedrooms and bathroom. To the front of the property is on street parking and the rear low maintenance garden is fully decked. Overall, it is in good condition throughout and as previously mentioned a new bathroom has been fitted, however refurbishments in other areas would also benefit further.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy walking distance of the house, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



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**LOUNGE:** 11' 3" x 11' 11" (3.44m x 3.65m) Main entrance into the lounge, double glazed uPVC window to the front, carpet, radiator, beamed ceilings, fireplace.

**DINING ROOM:** 11' 4" x 11' 11" (3.46m x 3.65m) Double glazed uPVC window to the rear, carpet, radiator, beamed ceilings, chimney breast.

**KITCHEN:** 15' 8" x 7' 5" (4.80m x 2.28m) French doors to the rear and double glazed windows to the side. Fitted under and over counter units, sink with drainer and tap, gas hob and cooker, space for fridge/freezer, space for washing machine.

**BEDROOM ONE:** 11' 3" x 11' 11" (3.44m x 3.65m) Double glazed uPVC window to the front, carpet and radiator.

**BEDROOM TWO:** 11' 4" x 9' 4" (3.46m x 2.85m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM THREE:** 7' 3" x 7' 5" (2.23m x 2.28m) Double glazed uPVC window to the rear, carpet and radiator.

**BATHROOM:** Newly fitted suite including panelled bath, WC and basin.

**OUTSIDE:** To the front of the property is on street parking and the rear low maintenance garden is decked throughout.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

