

Gilliver Close, Stretton, DE14 2FL  
£185,000





\*\*\* CHAIN FREE \*\*\* Located within a sought-after modern development, this end town house comprises three bedrooms and presents an excellent opportunity for first-time buyers, families, or investors. Positioned conveniently close to Stretton's amenities, schools, canal side walks, and with easy access to the A38 and A50.

**ABODE**  
SALES & LETTINGS

Step into the inviting lounge, leading seamlessly into the impressive open plan dining kitchen featuring a range of units, an oven, hob, and extractor fan. French doors provide access to the garden. Additionally, there is a downstairs WC with modern tiling and a two-piece suite.

Upstairs, two double bedrooms are accompanied by a family bathroom boasting a bath with a rain shower, WC, and hand washbasin surrounded by contemporary tiling.

The master bedroom on the second floor offers built-in storage and striking paneling on one wall.

The low-maintenance rear garden features a paved terrace and lawn, enclosed by fencing. Side access leads to the front drive, providing parking space for two cars, with EV charger installed.

**PLEASE NOTE:** The current tenure of the property is leasehold, however the owners are prepared to buy this out upon legal exchange.

Ground rent £150 per annum. Service charge £150 per annum.

Freeholders: Wards.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.





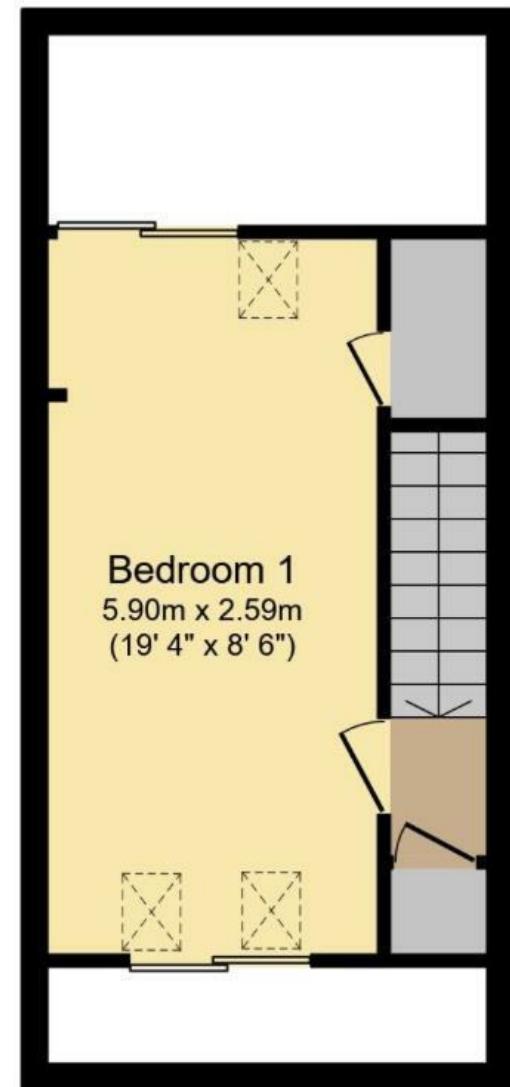
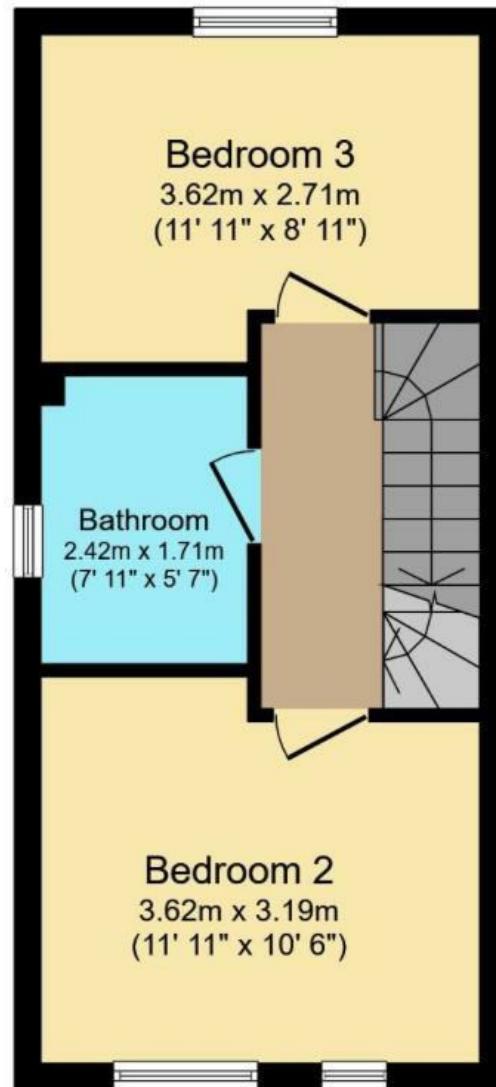
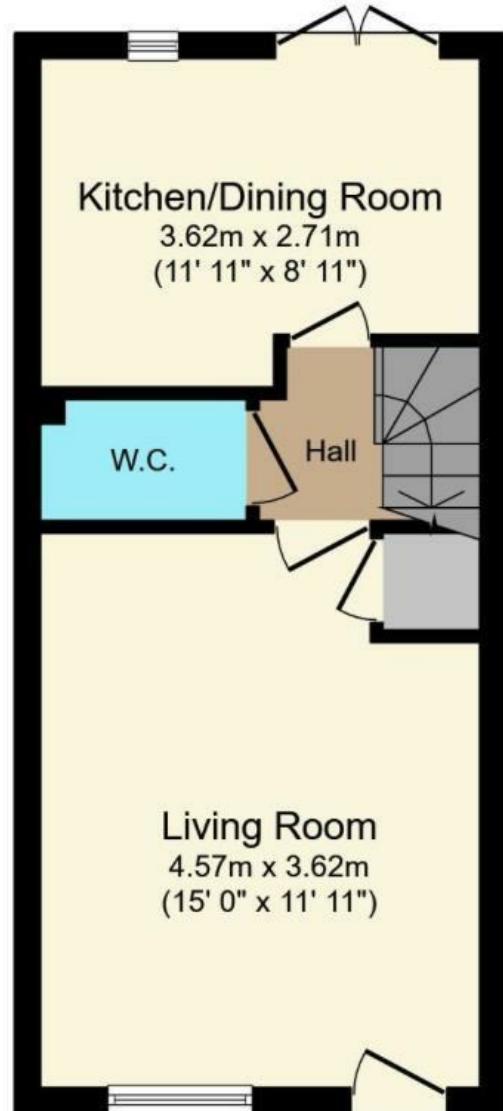




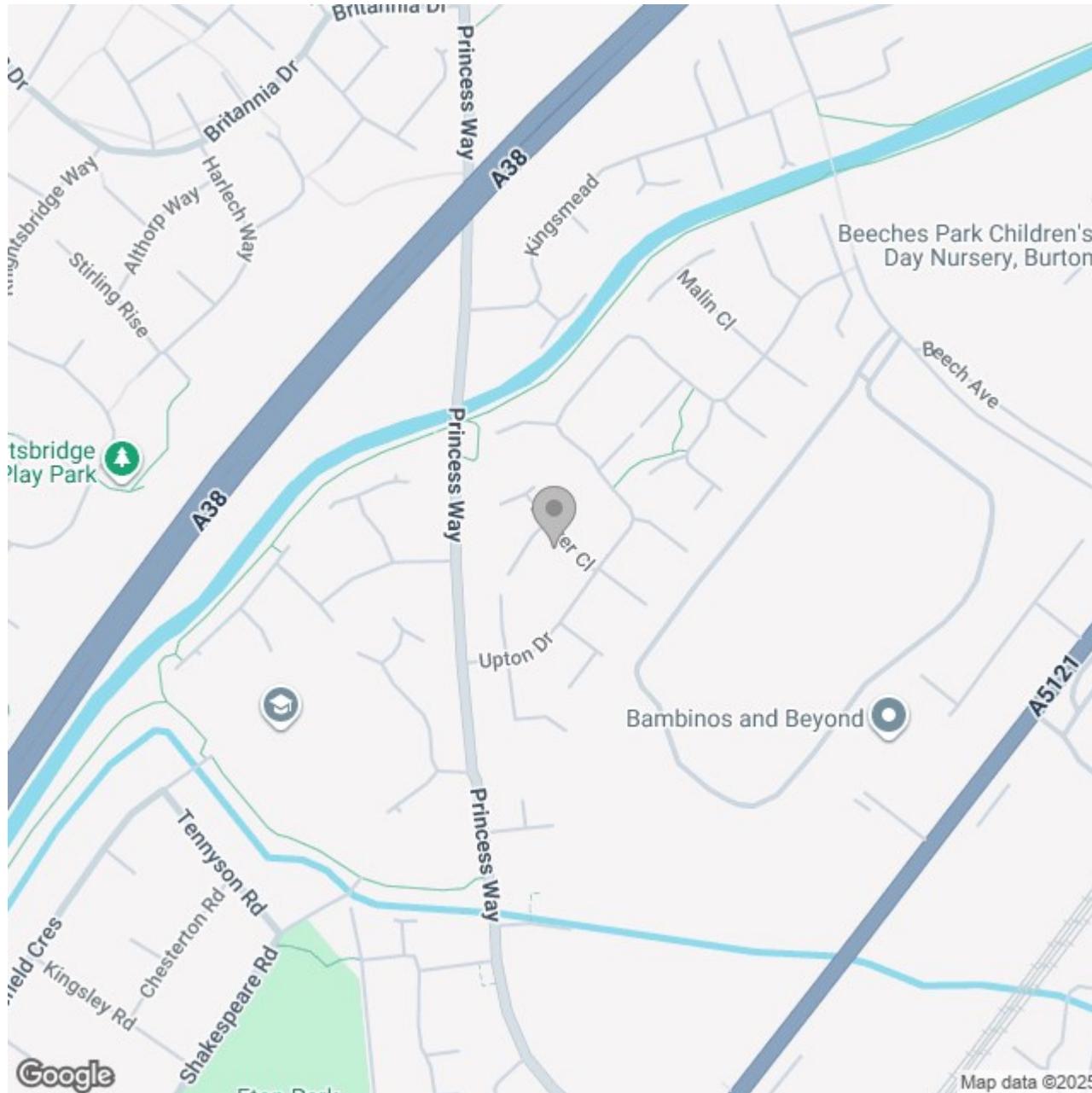












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	