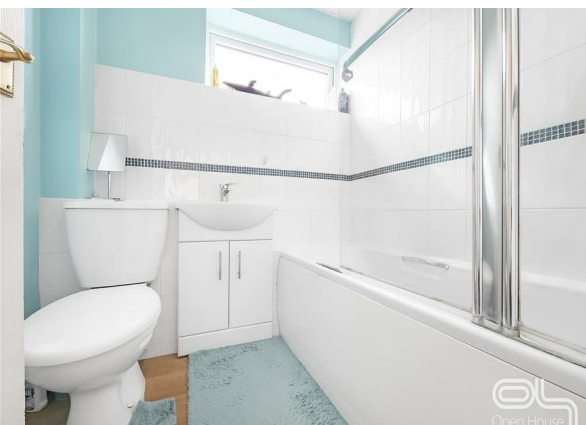


Mountbatten Close, Stretton, DE13 0FD

£220,000



Mountbatten Close, Stretton, DE13 0FD

£220,000
Council Tax Band: B

Guide Price £230,000 to £240,000

Welcome to this three-bedroom detached family home. The accommodation in brief, comprises of a spacious lounge diner and modern fitted kitchen on the ground floor along with three good sized bedrooms and the family bathroom to the first floor. Outside there is a lawned garden to the front, a side driveway providing off road parking, and to the rear there is a private enclosed garden with both lawn and paved patio areas and a 6ft boundary fence.

The location is fantastic, sat at the end of a cul-de sac, the property occupies a landscaped plot in Stretton Village, away from the main road, though near to amenities and just a 2-minute drive from the A38, with easy access to the M1. Just around the corner is the Stretton Precinct where you will find a pharmacy, Birds Bakery, Morrisons Daily, hairdressers, Chinese takeaway, Indian takeaway, card shop, as well as a nearby vets and large Cooperative Store. The home is also in the catchment area for a range of popular primary and secondary schools.

Accommodation In Detail:

Entrance Hall - With stairs rising to the first floor, central heating radiator and a door leading through to:

Lounge / Diner 11' 3" x 23' 4" (3.43m x 7.11m)

Window to front aspect, French doors to rear aspect, feature gas fireplace, central heating radiator, carpet, pendants and TV point.

Kitchen 7' 1" x 9' 9" (2.16m x 2.97m) - With a range of matching wall and base units, under counter drawers, electric oven and grill, four ring induction hob, one and a half bowl stainless steel sink with mixer tap and drainer, space for washing machine, double glazed window to the rear elevation and a double glazed side access door.

First Floor Landing - With airing cupboard, double glazed window to the side elevation and doors leading off to:

Bedroom One 14' 7" x 8' 7" (4.45m x 2.62m)- With central heating radiator, two double glazed windows to the front elevation and a built in wardrobe.

Bedroom Two - 8' x 8' 5" (2.44m x 2.57m)- With central heating radiator and a double glazed UPVC window to the rear elevation.

Bedroom Three - 5' 11" x 8' 1" (1.80m x 2.46m) - With central heating radiator on a double glazed UPVC window to the rear elevation.

Family Bathroom - 1.84 x 1.72 (6'0" x 5'7") - With a three piece suite comprising: low level WC, hand wash basin with mixer tap and vanity unit below, bath with electric shower over, central heating radiator, double glazed window to the side elevation with opaque glass.

Outside - The front elevation has a lawned garden and a tarmac driveway to the side, providing ample parking. To the end of the driveway there is gated access to the rear garden which is mainly laid to lawn garden with a patio area to the back of the property. The rear garden is also enclosed by a 6ft fence for privacy.

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

Local Authority Area: East Staffordshire

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.

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

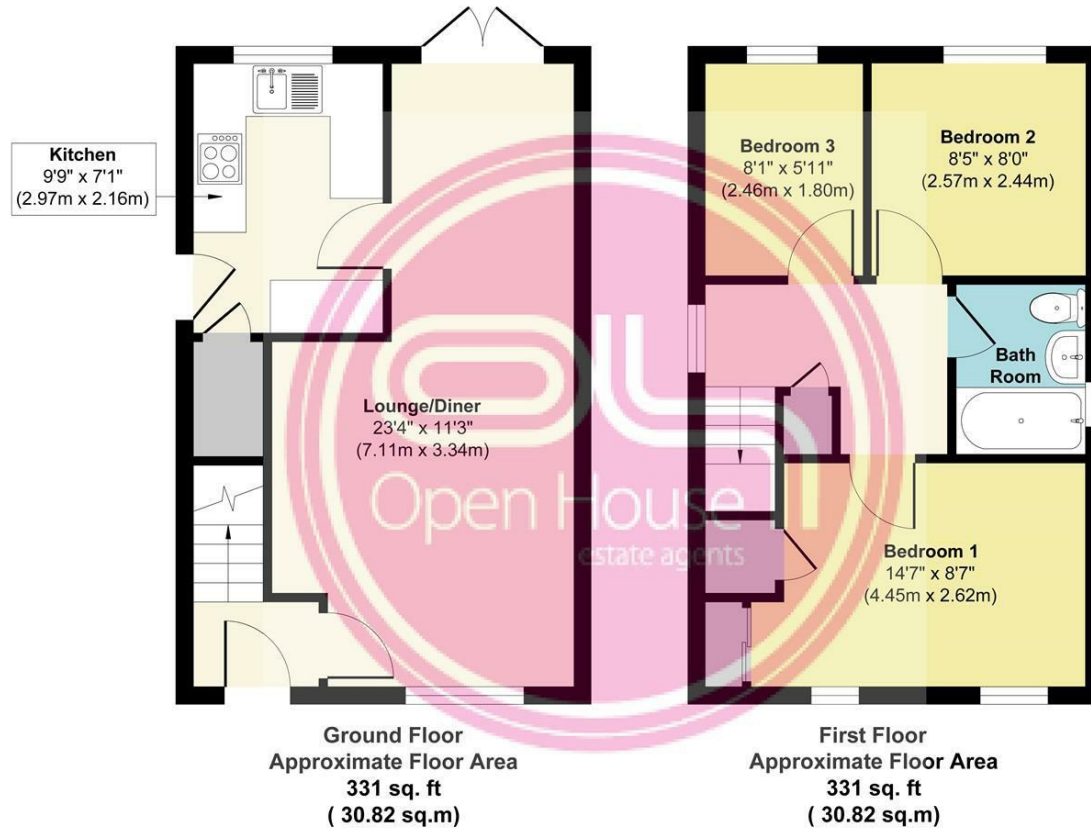
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.





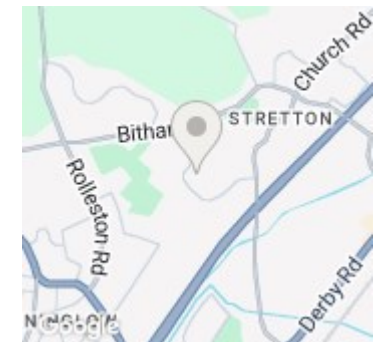




Approx. Gross Internal Floor Area 662 sq. ft / 61.64 sq. m

Illustration for identification purposes only, measurements approximate and not to scale, Unauthorised reproduction is prohibited.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC