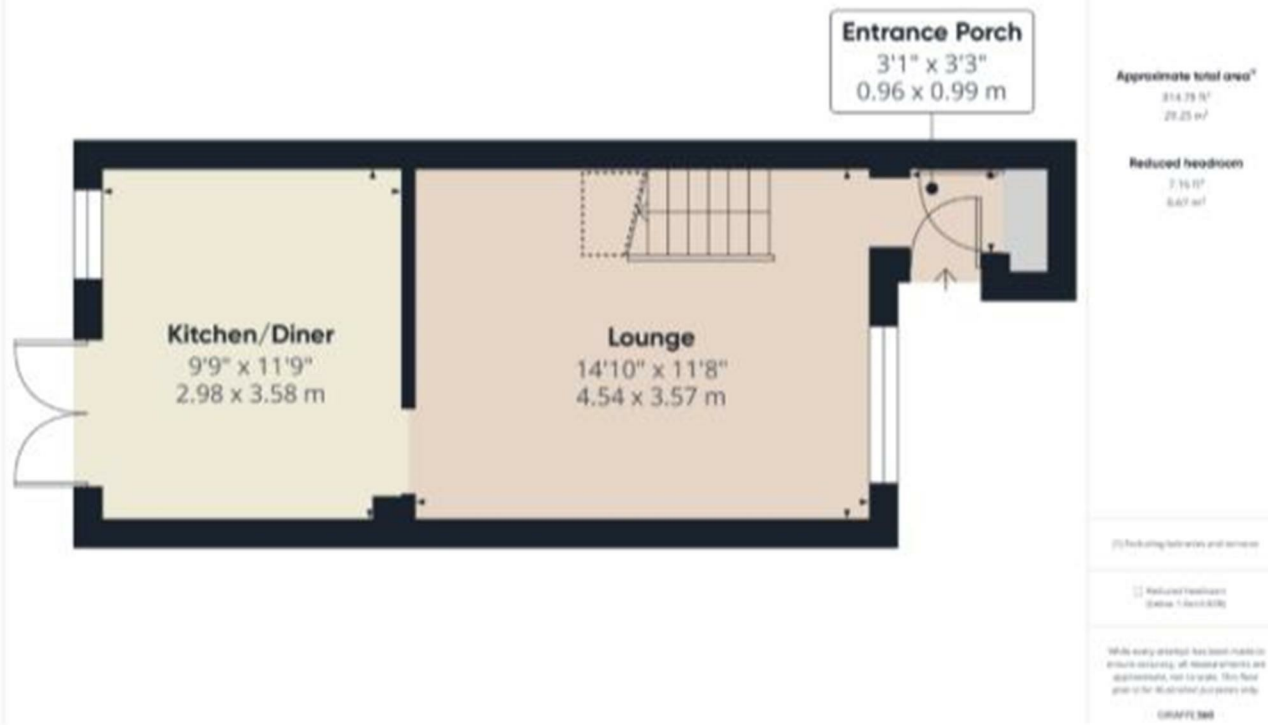






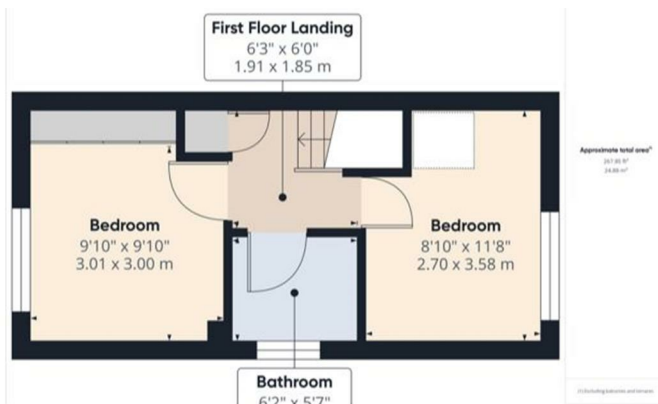
**** NO UPWARD CHAIN ****

Nestled in the charming area of Gorse Close, Littleover, is a Two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and Investors .

Comprising of Lounge, Kitchen diner, Two Bedrooms, bathroom, off street parking and rear garden.

With its practical layout and inviting spaces, this property is a wonderful canvas for personalisation, allowing you to make it your own. Gorse Close is well-connected to local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

Viewing Highly recommended



A BODE
SALES & LETTINGS

HALL

Entracne door into the hall with storage cupboard and door to the lounge.

LOUNGE

Upvc double glazed window to the front, radiator, stairs to the first floor and a door to the kitchen.

KITCHEN

Fitted units, sink unit, window and door to the garden.

FIRST FLOOR LANDING

Airing cupboard and doors to -

BEDROOM 1

Window and radiator.

BEDROOM 2

Window and radiator.

BATHROOM

Bath, wc, wash hand basin, window and radiator.

OUTSIDE

Front and rear garden and a side drive.



Approximate total area*

214.75 sq'

20.25 m²

Reduced headroom

7'10" sq'

6.67 m²

(*) Excluding balcony and terrace

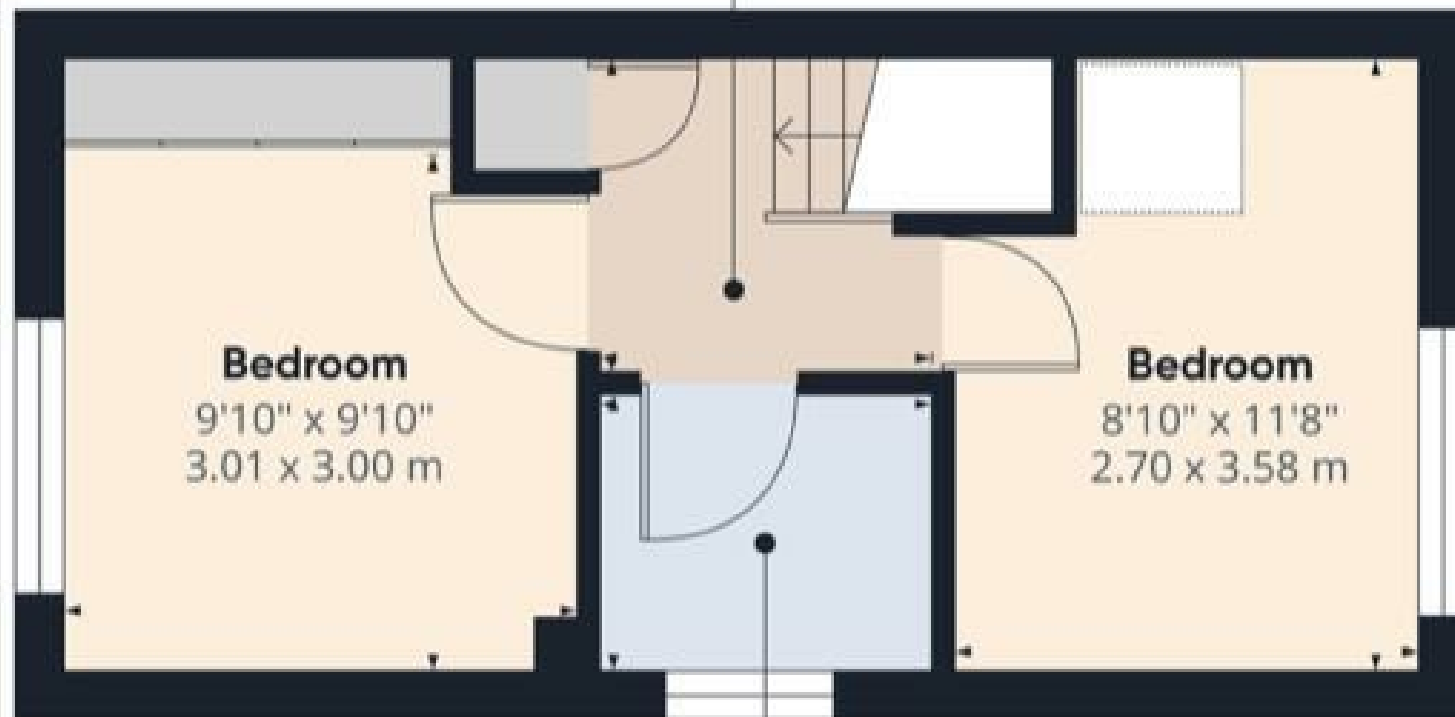
☐ Reduced headroom
(Below 1.90m/6'3")

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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First Floor Landing

6'3" x 6'0"
1.91 x 1.85 m



Bedroom
9'10" x 9'10"
3.01 x 3.00 m

Bedroom
8'10" x 11'8"
2.70 x 3.58 m

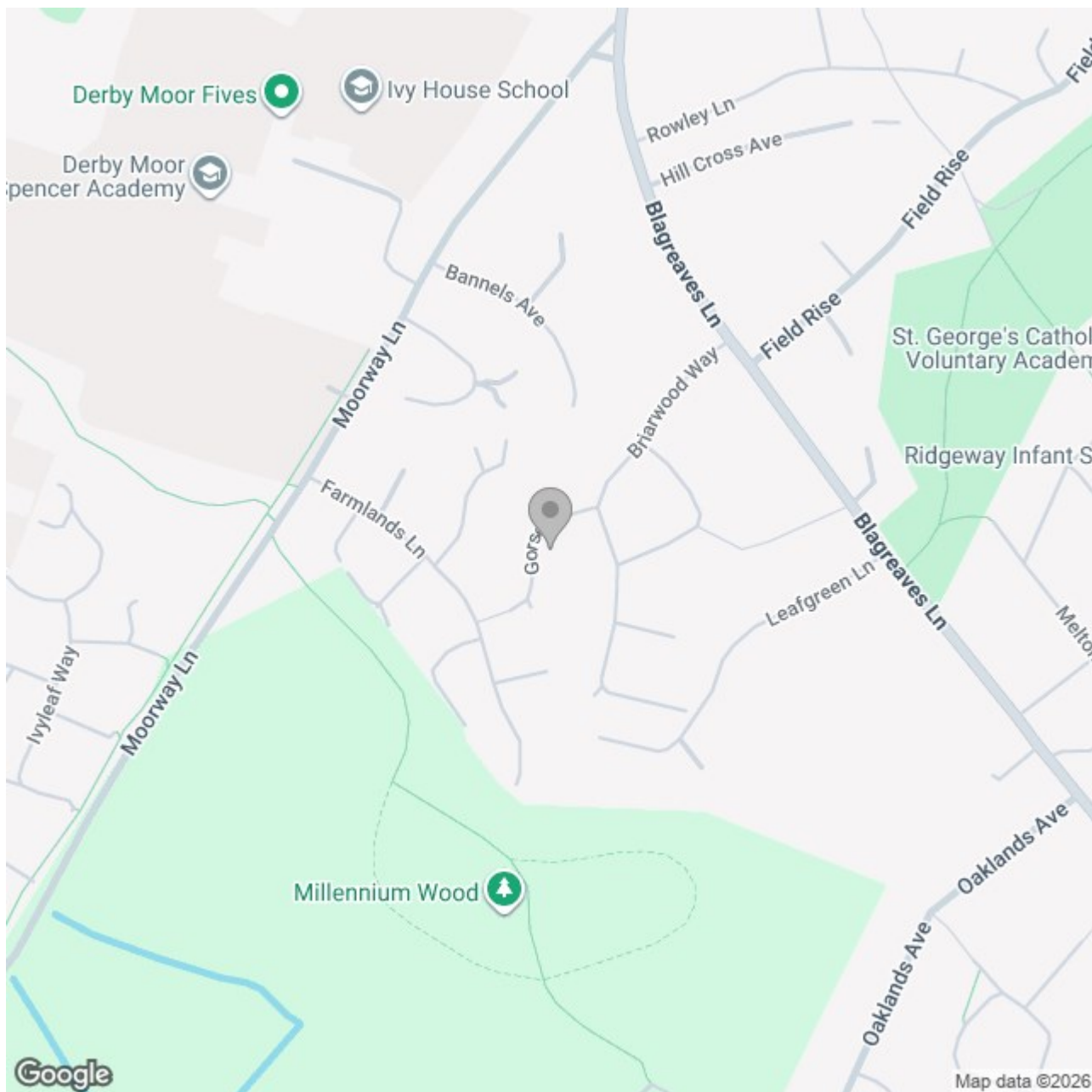
Bathroom

6'2" x 5'7"

Approximate total area*

26.7 sq. ft.
24.89 sq. m

(*) Excluding balconies and terraces



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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 	