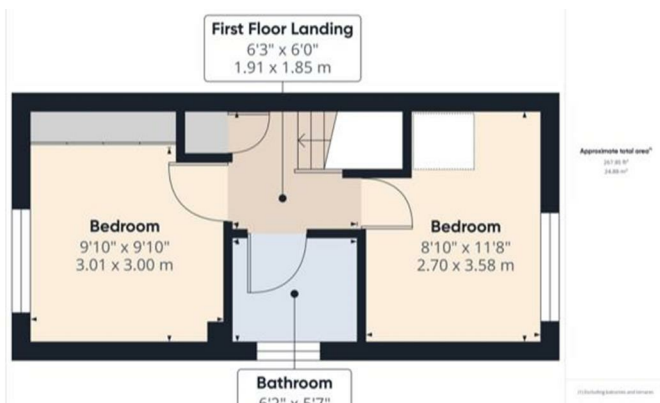
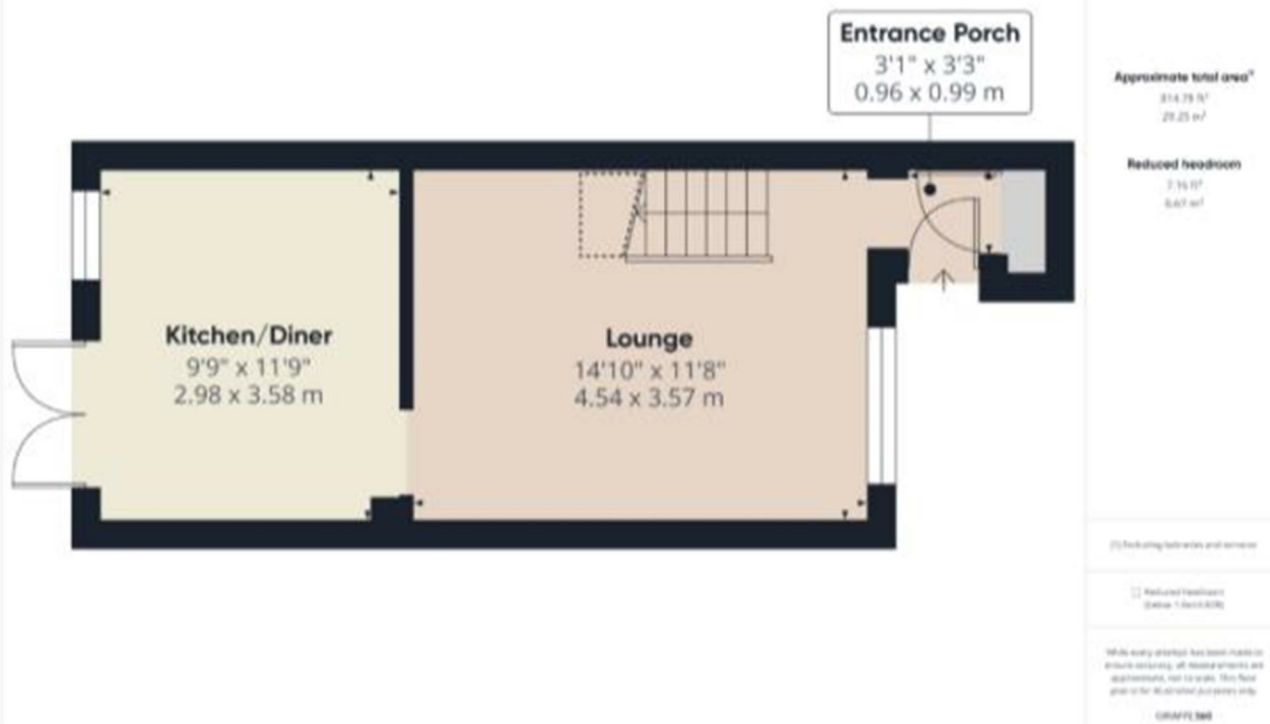






PUBLIC NOTICE – The vendor has been in receipt of an offer of £190,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

**** 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

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" H'

2.40 m

(*) Excluding balcony and terrace

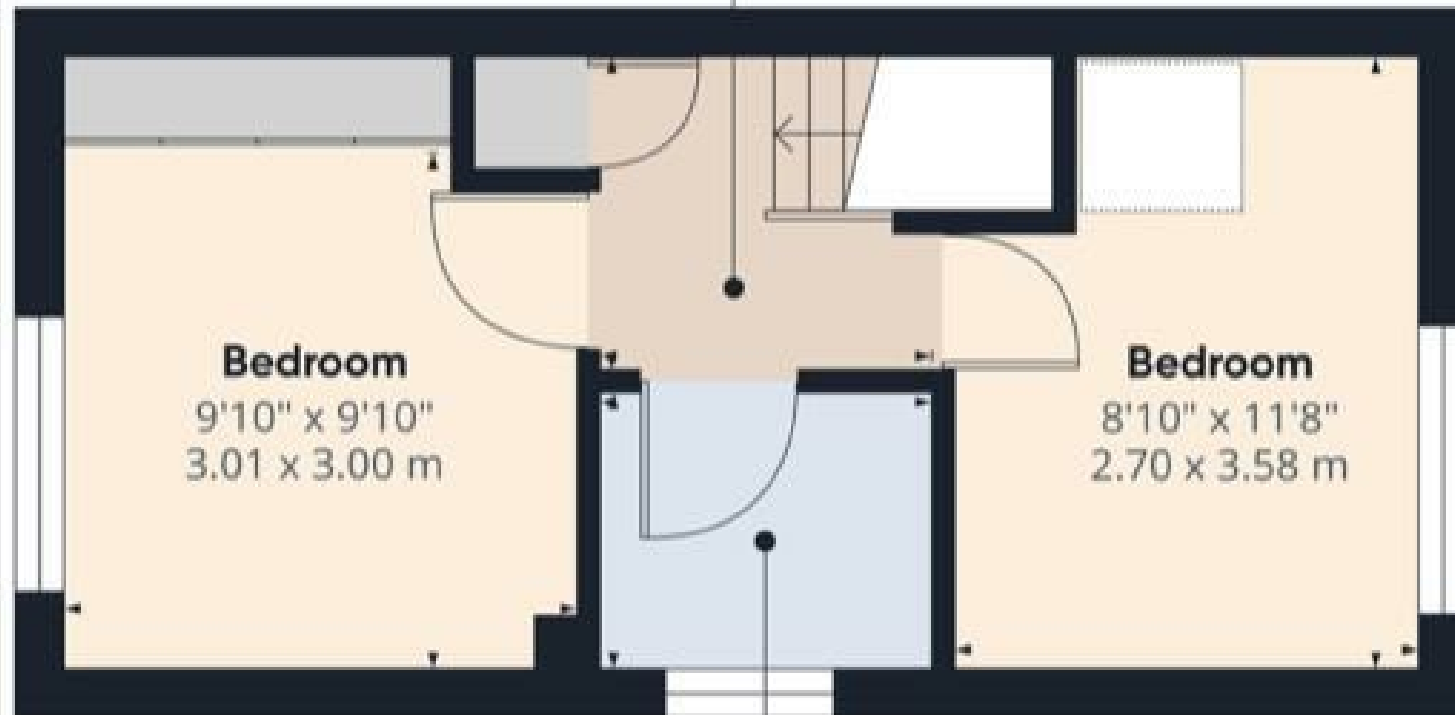
☐ Reduced headroom
(Below 1.90m/6'3")

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

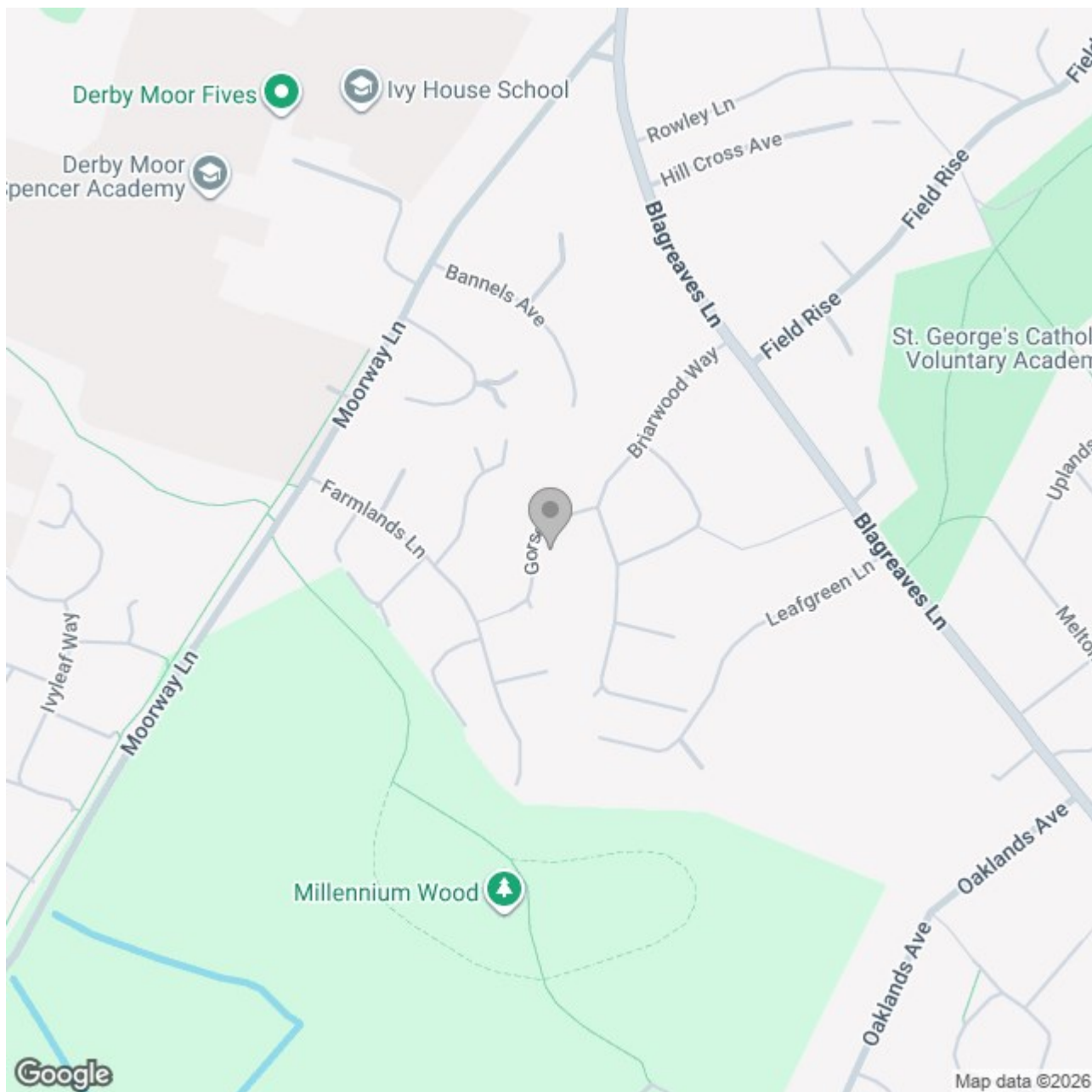
Bathroom

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	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	