



## 3 Gatcombe Close

Stretton, Burton-On-Trent, DE13 0EP

£1,000



Available for short term let for 6 months. Property will remain for sale during rental period. (Furnished or unfurnished) 3 bedroom Detached Bungalow with lovely internal layout situated within very sought after area of Stretton village. Comprising of: Entrance Porch, 2 reception rooms, kitchen, inner hallway, 3 Bedrooms, master en-suite, 2x storage cupboards and Bathroom. Benefiting from UPVC DG and GCH. Front and rear gardens with driveways to the front leading to two Garages. Quiet cul-de-sac location within walking distance to village amenities.

**VIEWING HIGHLY RECCOMENDED TO APPRECIATE THE ACCOMODATION ON OFFER!**

EPC TBC. Council Tax D



## Requirements

Holding Deposit - payable to reserve the property - 1 weeks rent - £230.76

Security Deposit - 5 weeks rent - ££1153.84 payable 7 days prior to commencement of tenancy, lodged with the DPS

Move in - Balance of months rent

### Porch 5'9" x 4'11" (1.77m x 1.50m)

The uPVC and brick built porch has double glazed windows to the front aspect and a uPVC partially glazed door leading into the property from the front driveway. with ceiling light point, and wooden opaque glazed door leading into the hallway of the property.

### Hallway

The hallway provides access to the lounge, bedrooms, bathroom, airing cupboard and storage cupboard with ceiling light points, central heating radiator, and access to the loft space. The airing cupboard houses the water cylinder.

### Lounge 13'8" max x 13'8" max (4.19m max x 4.18m max)

With uPVC double glazed bow window to the front aspect, feature stone fire surround with electric fire, central heating radiator, electric power points, partially glazed wooden sliding door leads into the Dining Room.

### Dining Room 13'9" x 9'8" (4.2m x 2.97m)

With uPVC double glazed corner window to the rear aspect, uPVC double glazed door to the rear, 2 x central heating radiators, ceiling light point, electric power points, Open Reach socket and door to Kitchen.

### Kitchen 11'10" x 8'8" (3.61m x 2.65m)

Fitted with a range of beech shaker style wall and base units, stainless steel 11/2 bowl sink and drainer with mixer tap over, light grey granite effect roll edge work tops, integrated AEG microwave oven, space for cooker, integrated extraction hood, space for tall fridge freezer, plumbing for automatic washing machine, tiled flooring, ceiling light point, electric power points, Drayton central heating timer. uPVC partially glazed door to the side, uPVC double glazed window to the rear.

### Master Bedroom 10'9" x 10'1" (3.3m x 3.09m)

With uPVC double glazed window to the front, fitted wardrobes, central heating radiators, ceiling light point and electric power points.

### En-Suite 8'10" max x 5'0" (2.7m max x 1.54m)

With three piece suite comprising of wash hand basin with storage cupboard beneath, WC and shower cubical with Mira Sport electric shower, extractor fan, Vinyl flooring, central heating radiator, ceiling light point, partially tiled walls and uPVC double glazed window the the side elevation.

### Bedroom Two 10'7" x 9'4" (3.24m x 2.86m)

With uPVC double glazed window to the rear, central heating radiator, fitted wardrobe, ceiling light point and electric power points.

### Bedroom Three 9'4" x 7'11" (2.86m x 2.42m)

With uPVC double glazed window to the rear, central heating radiator, ceiling light point and electric power points,

### Bathroom 7'3" x 5'10" (2.21m x 1.8m)

Fitted with white bathroom suite comprising of WC, wash hand basin, bath with Mira Sport electric shower over, partially tiled walls, stainless steel heated towel rail, ceiling light and window to the side.

## Externally

### To the Front

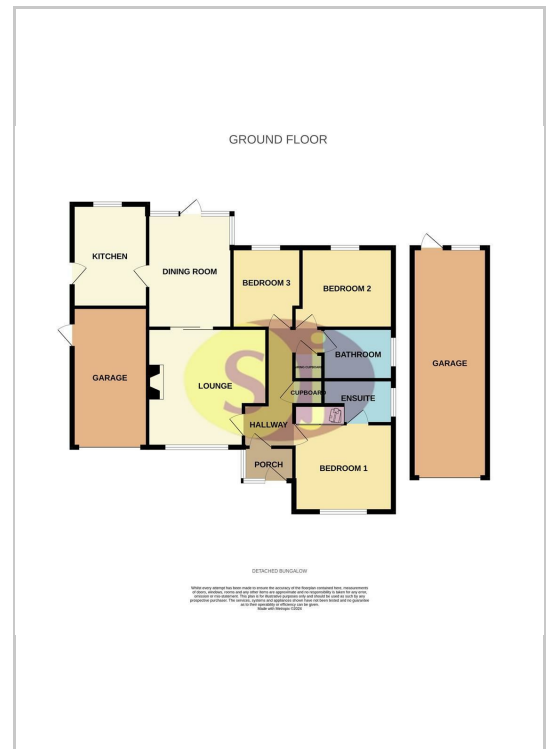
With two block paved driveways leaving to the two garages and a block paved pathway, linking the two driveways. Planted borders and laid to lawn.

### To the Rear

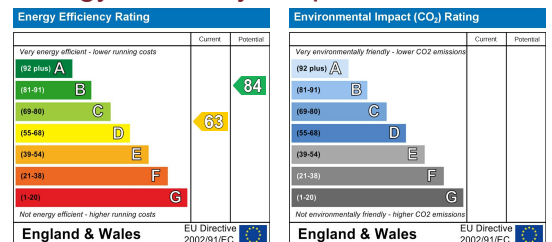
The fully enclosed rear garden is mostly laid to lawn with mature borders and a slabbed pathway along the rear of the property with the path leading down between the bungalow and the detached garage where there is an outside tap and security lights. Along the other side of the bungalow the pathway leads to a wooden gate bringing you to the front of the property.



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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