



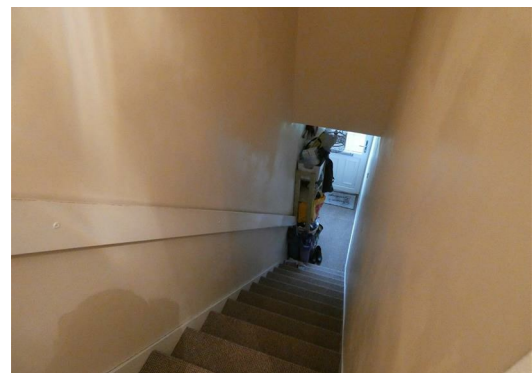
## 20 Monarch Close

Stretton, Burton-On-Trent, DE13 0EX

£99,950



GREAT INVESTMENT OPPORTUNITY. 6% YIELD. Currently tenanted. Extended lease. First Floor Apartment situated in popular location, benefiting from uPVC double glazing, gas central heating, Lounge, Kitchen, Double Bedroom, bathroom, Garden, allocated Parking, easy access to village amenities & A38, EPC C . Council Tax A





Entrance Hall

A upvc Georgian style glazed door leads to a small entrance hall with stairs to the first floor, ceiling light point, coat hooks

Landing

With doors giving access to the Lounge, Bedroom and Bathroom, hatch giving access loft, textured ceiling with light point, storage cupboard housing immersion tank and shelving.

Lounge 12'9" (min) x 11'1" (3.90m (min) x 3.39m )

With single glazed window to front elevation, central heating radiator, textured ceiling with light point, power points, TV aerial point, useful over-stairs storage cupboard, access to Kitchen.

Kitchen 13'1" x 6'11" (4.00m x 2.12m )

Fitted with a range of wall and base units providing storage, stainless steel single drainer sink with mixer tap over, roll edge work surfaces with tiled splash, electric cooker points, plumbing point for automatic washing machine, space for fridge/freezer, wall mounted central heating boiler, central heating controller, single glazed Georgian style window to rear elevation, central heating radiator, power points, textured ceiling with strip light.

Bedroom 10'6" x 8'8" (3.20m x 2.64m )

Georgian style single glazed window to rear elevation, central heating radiator, textured ceiling with light point, power points.

Bathroom

Part tiled bathroom with white suite comprising panelled bath with chrome taps and electric shower over, low flush Wc, pedestal wash hand basin with chrome taps, textured ceiling with light point, extractor fan, central heating radiator,

Outside

Front

The front garden is laid to lawn, pathway leading to the front door and also to the side of the property giving access to the rear garden.

Rear

Easily maintained gravel and paved garden area with fencing

Allocated Space

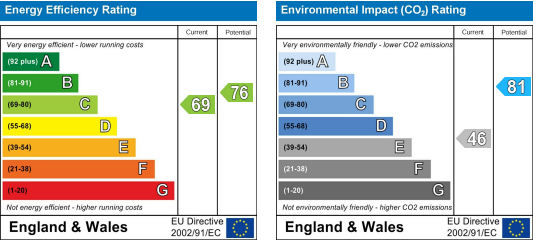
Allocated parking space in communal car park to the left of the property.



Floor Plans



Energy Efficiency Graph



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