



3 Burns Drive, Dronfield, Derbyshire, S18 1NJ



## 3 Burns Drive

£135,000

Ideally suited for the first time buyers, professional couple, investor or the retired to acquire a well presented and easily managed two bedroomed ground floor flat which is situated towards the semi rural fringe of the town within easy reach of the comprehensive range of local amenities.

(Offering gas fired central heating and uPVC double glazing the property briefly comprises: entrance hall, living room, well equipped kitchen, two bedrooms and excellent bathroom.

Outside: communal gardens and grounds with ample parking.



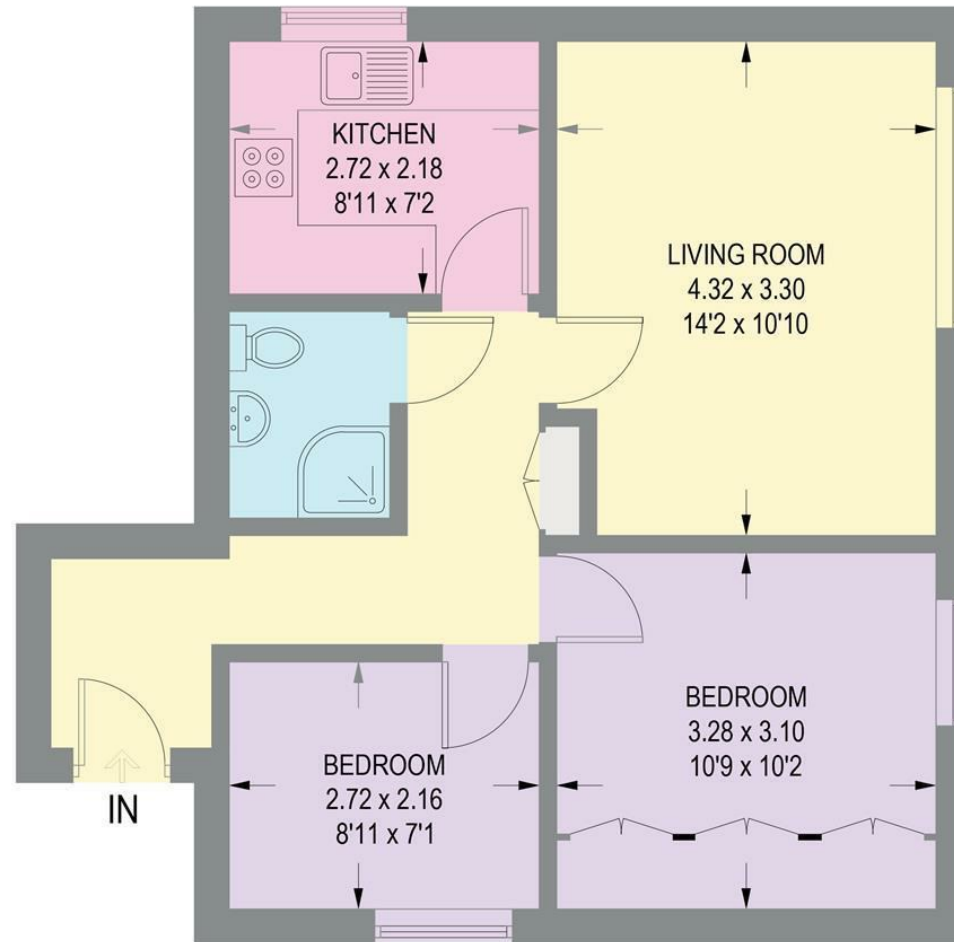
- Two Bedrooms
- Ideal for first time buyers or investor alike
- Sought after location
- Ample parking
- Communal garden
- Sensibly priced
- Viewing recommended
- EPC:
- Council Tax Band
- Leasehold





# 3 BURNS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 49.1 SQ M / 528 SQ FT



## FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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