



44 Gainsborough Road, Dronfield, S18 1QW



44 Gainsborough Road

Offers Over

£325,000

Offered for sale with no upward chain; this surprisingly well proportioned two double bedroomed detached bungalow has the benefit of a good size rear garden and is favourably located within easy reach of the Civic Centre, Sainsburys, park, shops on Pentland Road, and regular bus service.

Having the benefit of gas fired central heating and uPVC double glazing, the property briefly comprises: well proportioned lounge/dining room, well equipped kitchen, inner hall of which opens two double bedrooms both with built in wardrobes, excellent shower room.

Lawned front garden, long tarmac driveway and unusually large garage. Good size mainly lawned rear garden.

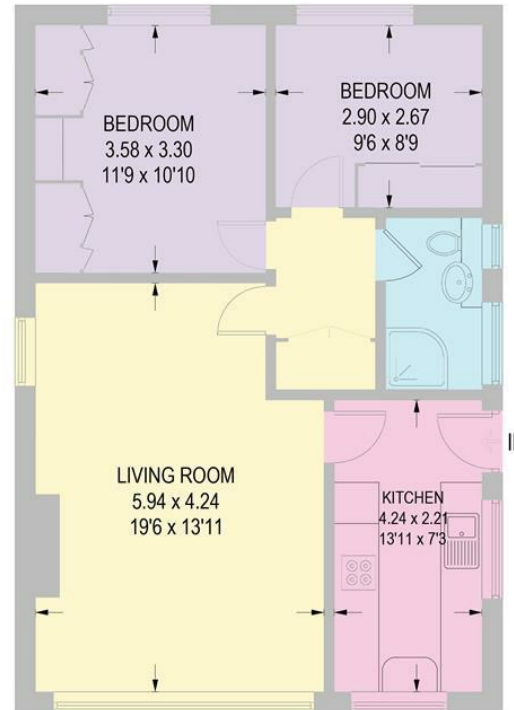
- Brand new gas fired central heating system around 2017
- Popular and established area
- Superb nearby park
- Good range of amenities including doctors and pharmacy
- Two double bedrooms with fitted wardrobes
- Unusually large garage and long drive
- Vacant possession with no upward chain
- EPC:
- Tenure: Leasehold
- Council Tax Band: C



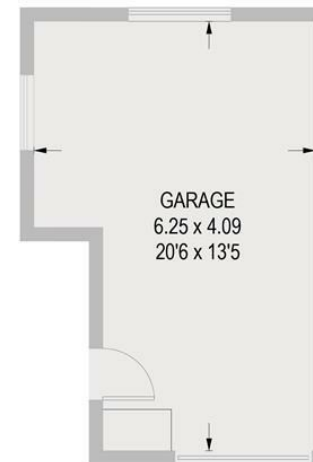


44 GAINSBOROUGH ROAD

APPROXIMATE GROSS INTERNAL AREA = 63.2 SQ M / 680 SQ FT
GARAGE = 22.4 SQ M / 241 SQ FT
TOTAL = 85.6 SQ M / 921 SQ FT



GROUND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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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