



44 Cemetery Road, Dronfield, Derbyshire, S18 1XY

Saxton Mee

# 44 Cemetery Road

## £245,000

This attractively presented TWO DOUBLE BEDROOMED semi detached bungalow is an excellent opportunity to purchase an affordable, conveniently placed property that has been tastefully refurbished during the last couple of years.

Offering gas fired central heating and uPVC double glazing, the property is available for immediate occupation upon completion with no upward chain. The accommodation briefly comprises: wide reception hall, spacious living room with feature fireplace, superb dining kitchen which has been recently refurbished with new units and appliances. Two double bedrooms and recently installed bathroom suite.

Gated drive, excellent garage and south facing private rear garden.

- Two double bedrooms
- Most convenient location
- No upward chain
- Attractively refurbished
- New kitchen and bathroom in 2022
- Gas central heating and uPVC double glazing
- Drive and garage
- Private south facing rear garden
- New floor coverings and decoration
- Tenure- Freehold EPC: D / Council Tax Band: B





# 44 CEMETERY ROAD

APPROXIMATE GROSS INTERNAL AREA = 64.3 SQ M / 692 SQ FT

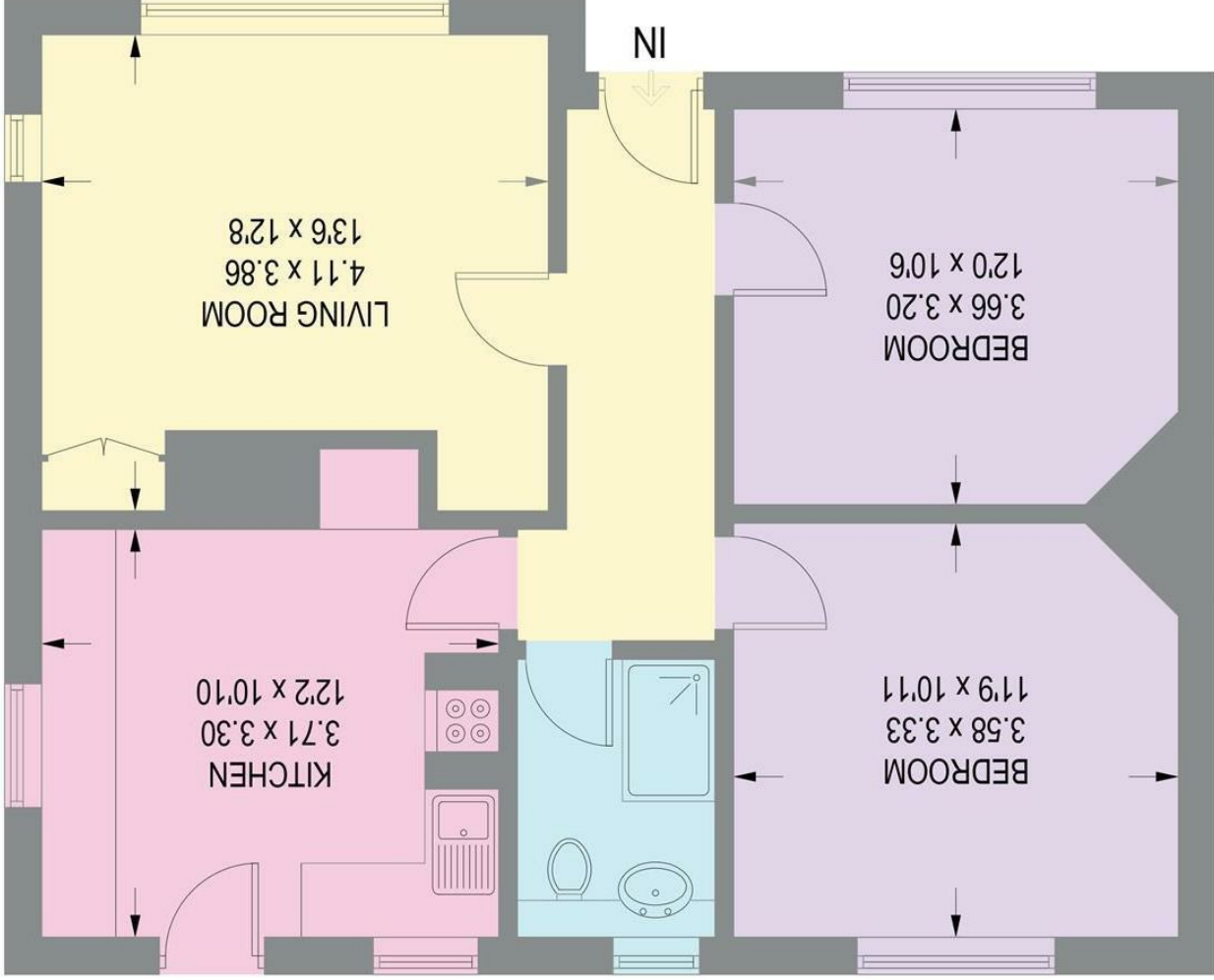


Illustration for identification purposes only, measurements are approximate, not to scale.

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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