



38 Cemetery Road, Dronfield, S18 1XY



# 38 Cemetery Road

## £230,000

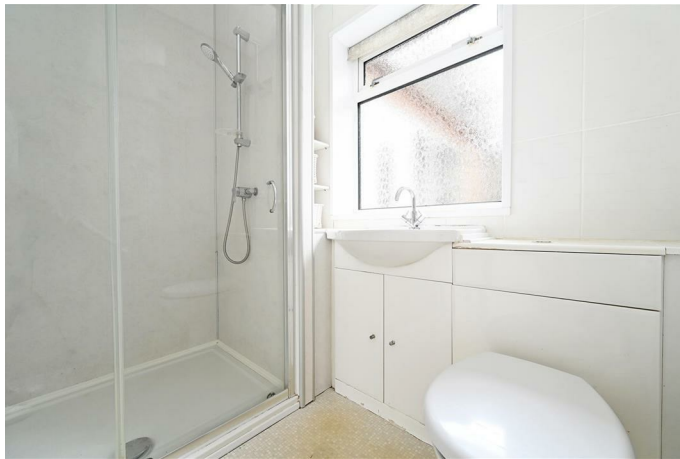
The perfect retirement property; this excellent two bedroomed semi detached bungalow is most conveniently located on this popular established road with a regular bus service providing great communication links into the town centre, Sheffield and Chesterfield.

Offered for sale with no upward chain, the accommodation benefits from uPVC double glazing and an Ideal gas combination boiler which was fitted around 2019. Entrance hall, good size living/dining room which has had a new living flame gas fire fitted in 2023. Well equipped kitchen, two bedrooms and excellent shower room.

Drive, garage and private south facing rear garden set down with ease of maintenance in mind with patio and two useful store sheds and greenhouse.

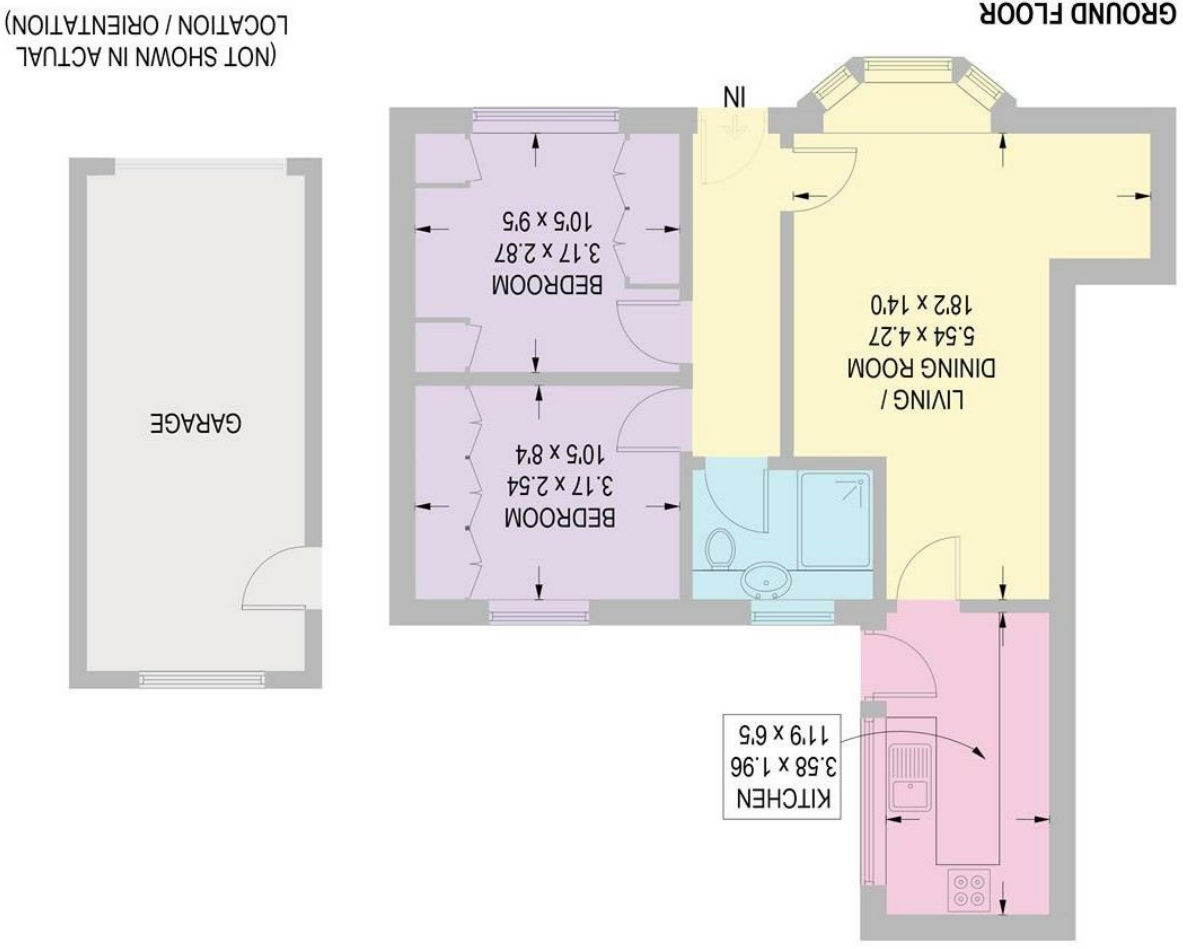
- Most convenient location
- Well maintained
- Perfect retirement bungalow
- New gas fired boiler around 2019
- Good size living/dining room
- Private south facing easily maintained garden
- Viewing recommended
- No chain involved - Freehold
- EPC: D
- Council Tax: Band B





# 38 CEMETERY ROAD

APPROXIMATE GROSS INTERNAL AREA = 51.3 SQ M / 552 SQ FT  
(EXCLUDING GARAGE)



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.

www.saxtonmee.co.uk

E: bannercross@saxtonmee.co.uk

T: 0114 268 3241

Banner Cross

E: dronfield@saxtonmee.co.uk

T: 01246 290992

Dronfield

E: hathersage@saxtonmee.co.uk

T: 01433 650009

Hathersage

E: bakewell@saxtonmee.co.uk

T: 01629 815307

Bakewell

E: matlock@saxtonmee.co.uk

T: 01629 828250

Matlock

Saxton Mee