



2 Barnard Avenue, Coal Aston, Dronfield, S18 3BN

Saxton Mee



# 2 Barnard Avenue

## Coal Aston

### £325,000

Enviably located on a favoured corner plot is this extended three bedroomed semi detached house which provides excellent proportioned accommodation for a family and scope to extend further if so desired and subject to usual consents.

Situated on this sought after road of similar properties the house is offered for sale with no upward chain and vacant possession. With uPVC double glazing and gas central heating the property benefits from having been extended to the side and briefly comprises: entrance hall, spacious lounge, dining room, large kitchen which forms part of the extension along with a study and downstairs WC. First floor landing off which opens three bedrooms (master bedroom having fitted wardrobes). Family bathroom with a white suite.

Outside: broad frontage with lawns and various trees, driveway leads in to the side providing ample off road parking and detached single garage. Access to the beautiful established rear garden with mature trees and shrubs being mainly laid to lawn with a greenhouse and paved patio.



- Vacant possession and no upward chain
- Sought after road
- Favoured corner plot with broad frontage
- Some general updating required
- Scope to extended further to the side/rear (subject to usual consents)
- Three bedrooms
- Large kitchen, additional study and WC
- Established private gardens
- Viewing essential
- EPC: tbc Council Tax Band: C Tenure: Leasehold







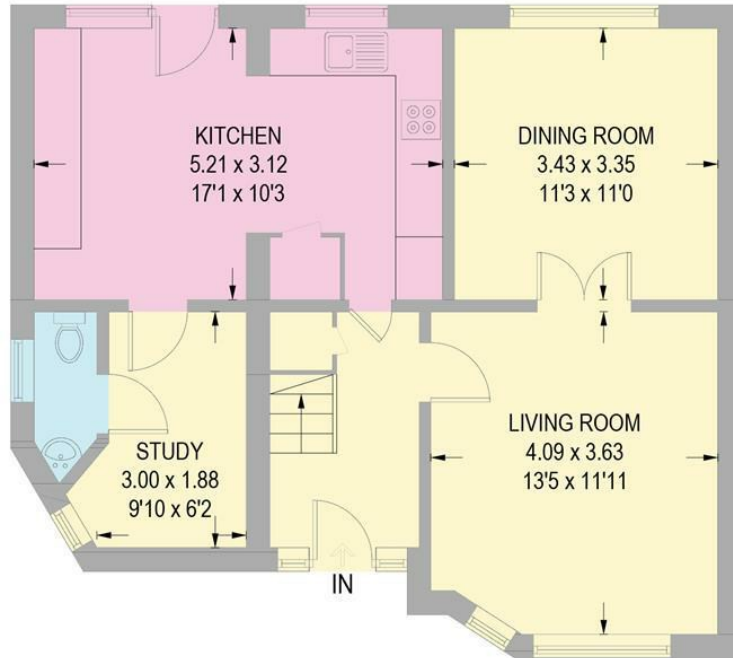


## 2 BARNARD AVENUE

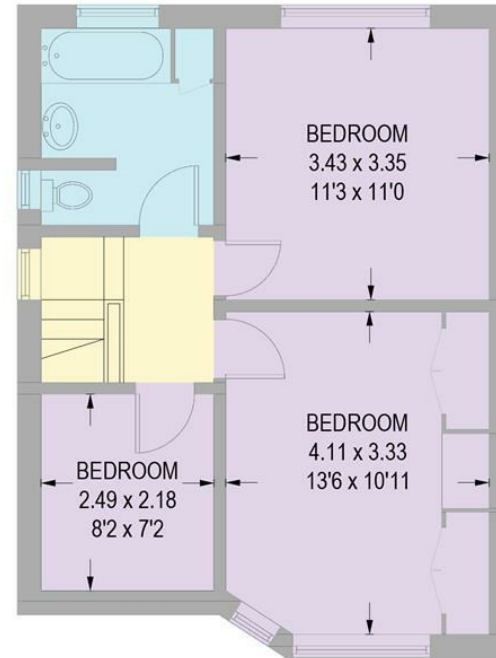
APPROXIMATE GROSS INTERNAL AREA = 103.1 SQ M / 1109 SQ FT

GARAGE = 12.2 SQ M / 131 SQ FT

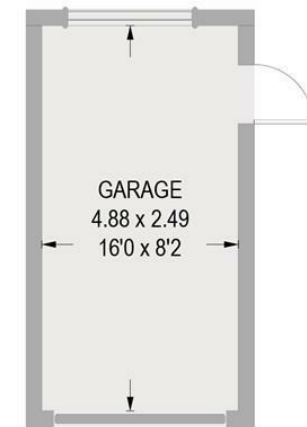
TOTAL = 115.3 SQ M / 1240 SQ FT



**GROUND FLOOR**  
**60.7 SQ M / 653 SQ FT**



**FIRST FLOOR**  
**42.4 SQ M / 456 SQ FT**



(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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