



20 Victoria Street, Dronfield, S18 1PL

Saxton Mee

# 20 Victoria Street

Price Guide

## £240,000

Guide Price £240,000 - £250,000

An internal inspection is essential to fully appreciate this superbly presented three double bedroomed stone terraced cottage which offers a truly deceptive range of accommodation, equally ideal for a professional couple, first time buyer or young family.

Enviably located within easy reach of the centre of the increasingly popular town of Dronfield with an excellent range of amenities closeby including Sainsburys, The Civic centre and tarin station. Offering a gas fired central heating system and double glazing, the accommodation extends over three floors and briefly comprises: living room with recently installed log burner, excellent dining kitchen (with the kitchen having been replaced in recent years), cellar, landing, unusually large master bedroom, small second double bedroom, excellent bathroom, again refurbished to a high standard. Superb second floor third double bedroom with most useful eaves storage.

Outside: delightful cottage style rear garden with artificial lawn, decked patio area and new composite door.

- Deceptively spacious accommodation arranged over three floors
- Three double bedrooms
- Superb new kitchen and bathroom
- Low maintenance garden with artificial grass and decked patio
- Close to Sainsburys and the Civic Centre
- Double glazing and gas central heating
- New log burner in the lounge
- EPC: E
- Council Tax Band: A
- Tenure: Freehold







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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