



Dronfield Street, Spinney Hills

Offer in Excess of £260,000 Freehold

A Victorian mid-terrace home offering well-proportioned accommodation, including two reception rooms, three bedrooms, a ground-floor shower room, an upstairs WC and a courtyard-style rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

0116 274 5544





Entrance Hall

With stairs to the first floor, laminate flooring, and a radiator.

Reception Room One

12' 1" x 9' 11" (3.69m x 3.03m)

With a double-glazed window to the front elevation, laminate flooring, a meter cupboard, and a radiator.

Reception Room Two

13' 1" x 12' 0" (4.00m x 3.66m)

With a double-glazed window to the rear elevation, built-in under-stairs storage cupboard, TV point, laminate flooring, and a radiator.

Kitchen

17' 6" x 6' 11" (5.34m x 2.10m)

With a double-glazed window to the side elevation, wall-mounted boiler, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob, plumbing for washing machine, tiled floor, and radiator.



Lobby

With a double-glazed door to the side elevation and tiled floor.

Shower Room

7' 9" x 6' 9" (2.37m x 2.07m)

With a double-glazed window to the side elevation, tiled shower cubicle, pedestal wash hand basin, low-level WC, tiled walls, tiled flooring, and radiator.

First Floor Landing

With loft access.

Bedroom One

13' 11" x 12' 1" (4.23m x 3.68m)

With a double-glazed window to the front elevation, fitted wardrobes, and a radiator.

Bedroom Two

10' 8" x 9' 4" (3.24m x 2.85m)

With a double-glazed window to the rear elevation, fitted wardrobes, and a radiator.

Bedroom Three

8' 10" x 7' 0" (2.69m x 2.14m)

With a double-glazed window to the rear elevation and a radiator.

Upstairs WC

With a double-glazed window to the side elevation, a low-level WC, and a wash hand basin.

Rear Garden

Paved courtyard-style garden with gated side access.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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