



## Dronfield Street, Spinney Hills

£270,000 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

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**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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