



2 Cowley Meadows Holmesfield Road, Dronfield Woodhouse, Dronfield,



2 Cowley

Dronfield Woodhouse

Guide Price

£180,000

**** GUIDE PRICE £180,000 - £185,000 ****

A great opportunity for a single person or couple to acquire an exceptionally well presented two bedroomed ground floor flat which forms part of this purpose built block of just four similar properties being located on the fringe of the town yet within reach of a comprehensive range of amenities on Pentland Road and Barnes/Stubley Lane including shops, doctors/pharmacist, nearby parks and renowned schooling.

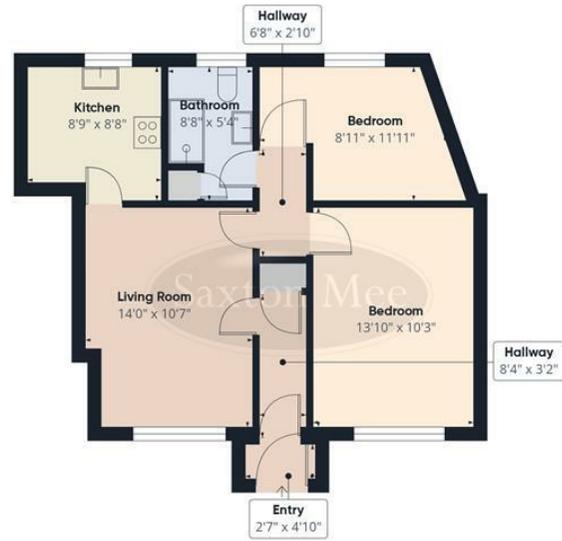
Offering nicely appointed accommodation is available with a very short established upward chain and offers gas fired central heating via a combination boiler which was fitted approx 5 years ago and briefly comprises: entrance lobby, hall with useful cloaks store cupboard, living/dining room, breakfast kitchen, inner hall off which opens two double bedrooms and a superb shower room having been attractively refurbished.

Off road parking to the rear together with visitors parking and detached single garage.



- GUIDE PRICE £180,000 - £185,000
- Superb two double bedroomed ground floor flat
- Part of a small purpose built complex of just four properties
- Semi rural fringe of the town
- Parking and single garage
- Gas central heating and double glazing
- Short established upward chain
- Viewing essential
- EPC: C
- Leasehold: Council Tax Band: B





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
699 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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