



Holme Villa, 14 Cecil Road, Dronfield, Derbyshire, S18 2GU



14 Cecil Road

£250,000

Offering nicely proportioned and attractively well presented accommodation this truly superb two double bedroomed semi detached house stands on a good size plot with appealing private rear garden and ample parking with recently tarmac drive.

Equally ideal for a family, young couple or first time buyer, the property is most conveniently located within easy reach of the comprehensive range of amenities in the town including renowned schooling, train station, Civic/sports centre along with supermarkets.

An internal inspection is recommended to appreciate this nicely proportioned home which benefits from uPVC double glazing, gas fired central heating with a combination boiler installed around 2020, new slate roof at the same time and briefly comprises: entrance hall, bay windowed sitting room with ornamental recess to the chimney breast, separate good size dining room, well equipped kitchen, double cellar, first floor landing (with new hatch and loft ladder) off which opens two double bedrooms and a superb bathroom which has both a bath and separate shower.

Outside: ample parking on the drive with the private rear garden complementing the accommodation and being set down mainly to lawn with a stone flagged patio seating area.



- Attractively presented and nicely proportioned accommodation
- Early 1900's bay windowed semi detached home
- Appealing good size private rear garden
- Re-roofed and new combination boiler around 2020
- Most convenient locality
- Ample off road parking
- Viewing highly recommended
- EPC
- Council Tax Band B
- 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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