



5 Victoria Street, Dronfield S18 1PL £775 Per Calendar Month

Enviably located in the heart of the thriving town of Dronfield, this charming home is perfectly positioned to enjoy an excellent range of local amenities and transport links. Benefiting from double glazing and gas central heating throughout, the property offers a comfortable and well-maintained living space.

The interior features a welcoming living room and an impressive dining kitchen equipped with ample storage, and a modern bathroom featuring a white three-piece suite with an over-bath shower. Upstairs, the landing leads to a spacious master bedroom, a well-proportioned second bedroom. One of the property's standout features is the delightful cottage-style rear garden, complete with a paved patio area and a practical storage shed—perfect for outdoor relaxation.

This property is offered unfurnished and is available on either a 6 or 12 month tenancy. Please note that smoking is not permitted within the property. The Energy Efficiency Rating is C and the Council Tax Band is A.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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