



14 Victoria Street, Dronfield, S18 1PL

Saxton Mee

# 14 Victoria Street

## £235,000

Deceptively well proportioned, this lovely 2/3 bedroomed mid terraced stone built cottage is really conveniently situated close to the centre of the town and a host of local amenities including the Civic/ sports centre, supermarkets and train station.

The nicely presented accommodation is equally suited to a family or couple and offers generously proportioned accommodation which is double glazed and has a gas fired Worcester combination boiler fitted in 2020. Living room with a stone feature fireplace and log burner fitted around 2021, large well equipped dining kitchen, cellar. First floor landing, large double bedroom with appealing period ornamental fire surround and having excellent fitted wardrobes. Superb bathroom with a white suite including thermostatically controlled shower over the bath. Good size second bedroom which would accommodate a double bed. Second floor useful and versatile loft area which would ideally suit a teenager and is currently being used as a third bedroom.

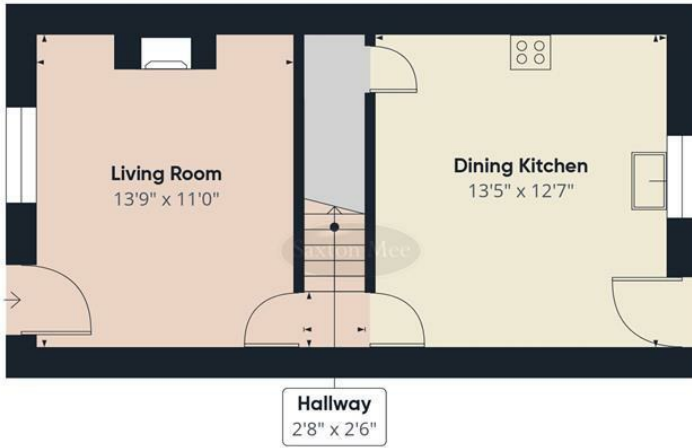
Outside: on street parking , attractive rear garden with patio, lawn and herbacious beds.



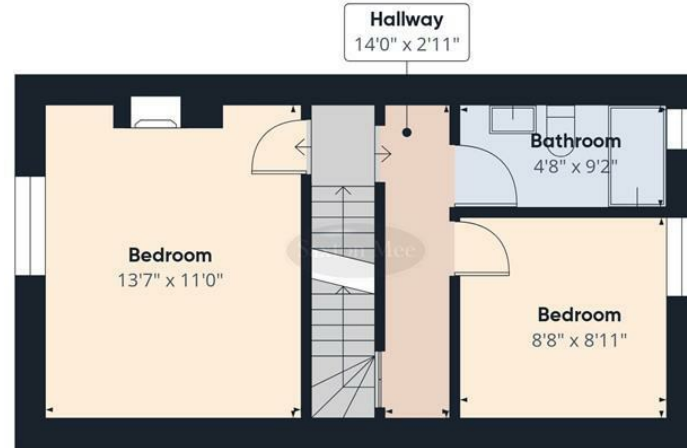
- Superb stone built 2/3 bed cottage
- Extending over three floors (excluding cellar)
- Deceptively spacious accommodation
- Double glazing and Worcester gas fired combination boiler
- Rear roof elevation re-covered in recent years
- Most attractive rear garden
- Large versatile second floor occasional area currently used as a bedroom by the existing owners
- Most convenient locality - close to the centre of the town
- EPC
- Tenure: Freehold - Council Tax Band:A



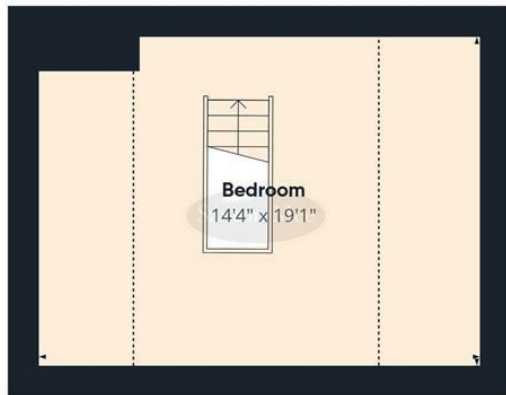




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
939 ft<sup>2</sup>

**Reduced headroom**  
119 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

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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