



9 Radbourne Common, Dronfield Woodhouse, Dronfield, Derbyshire, S18

Saxton Mee

# 9 Radbourne Common

## Dronfield Woodhouse

Offers Around

# £200,000

An attractively presented two double bedroomed mid town house which is most conveniently located close to a comprehensive range of shops, park, doctors, pharmacist and excellent schooling.

Ideal for the first time buyers, young family, the retired or divorcee the property has recently undergone a scheme of improvements including redecoration and superb new bathroom. Offering gas fired central heating via a combination boiler and uPVC double glazing, the accommodation briefly comprises: entrance porch, good size living room, well equipped dining kitchen, first floor landing, two double bedrooms and excellent new bathroom with shower over the bath.

Low maintenance rear garden with patio, shed, decking and detached single garage with access approached via Norbury Close.



- Nicely presented two bedroomed town house
- Most convenient location opposite the green
- Close to the park and nearby shops
- Excellent reputable schooling
- Gas central heating and double glazing
- Garage to the rear and parking (off Norbury Close)
- Ideal for first time buyer, young family or divorcee
- Superb recent new bathroom
- EPC
- Council Tax Band: Tenure:

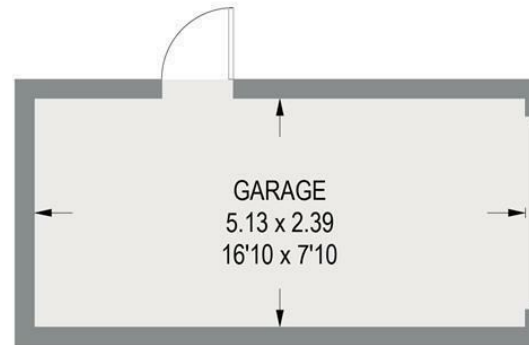


## 9 RADBOURNE COMMON

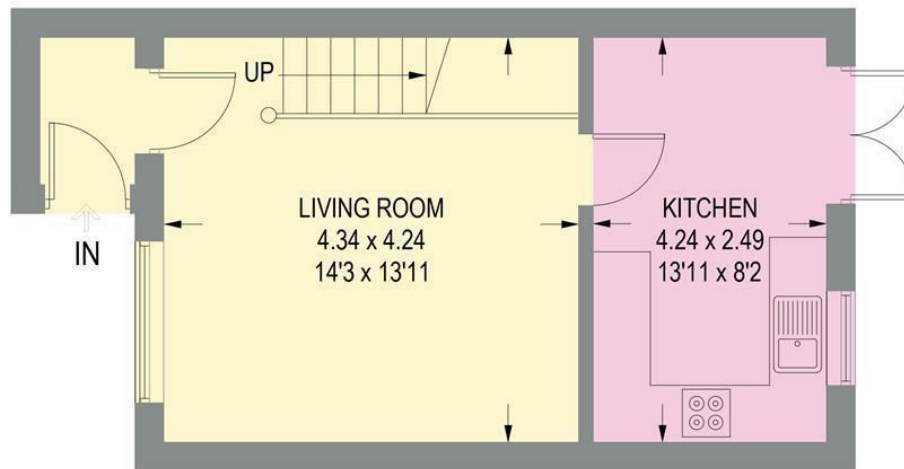
APPROXIMATE GROSS INTERNAL AREA = 61.4 SQ M / 660 SQ FT

GARAGE = 12.4 SQ M / 133 SQ FT

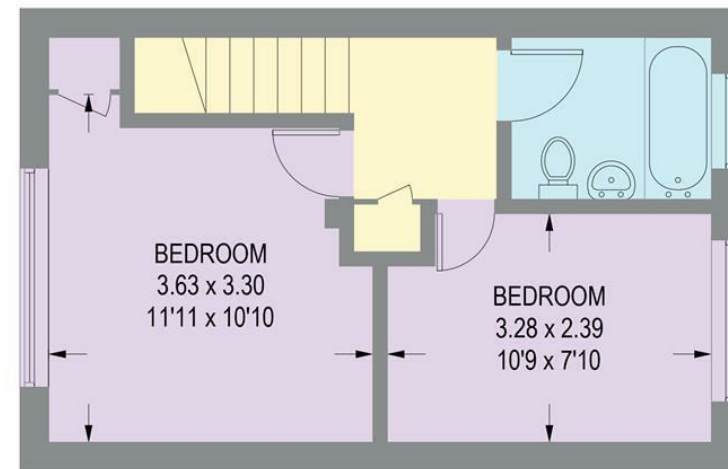
TOTAL = 73.8 SQ M / 793 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**GROUND FLOOR = 31.9 SQ M / 343 SQ FT**



**FIRST FLOOR = 29.5 SQ M / 317 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.

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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