



22 Fletcher Avenue, Dronfield, Derbyshire, S18 1RX

Saxton Mee

22 Fletcher Avenue

£180,000

An excellent opportunity to acquire a two double bedroomed semi detached house which is most conveniently located only a few hundred meters from the renowned nearby Dronfield junior and infants school and stands within easy walking distance of Henry Fanshawe secondary school and the train station.

Offering gas fired central heating via an Ideal combination boiler along with double glazing, the accommodation briefly comprises: hall with front door having been replaced during recent years, living room, fitted breakfast kitchen, dining conservatory, first floor landing, two double bedrooms (with main bedroom having walk in cupboard over the stair head), and bathroom with thermostatically controlled shower over the bath.

Outside: front garden, patio and lawn to the rear.

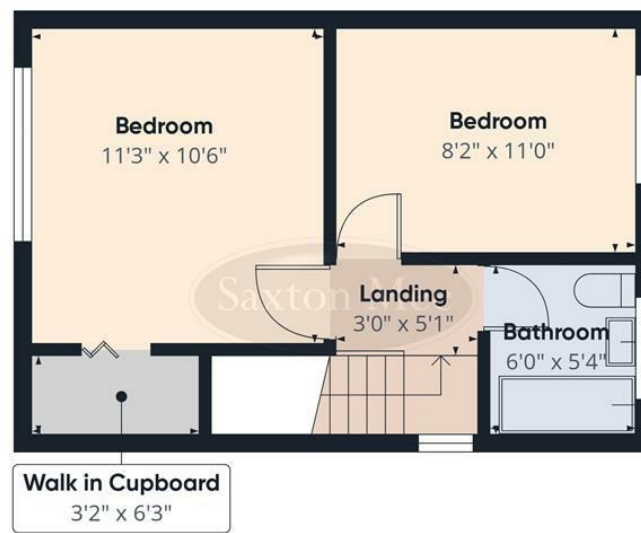
- Two double bedrooms
- Gas central heating and uPVC double glazing
- Good size garden
- Dining conservatory
- Sought after locality
- EPC: D
- Council Tax
- Tenure:







Floor 0



Floor 1

Approximate total area⁽¹⁾
671 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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