



16 Ullswater Park, Dronfield Woodhouse, Dronfield, S18 8NL

Saxton Mee

16 Ullswater Park

Dronfield Woodhouse

£160,000

An excellent opportunity to acquire an attractively presented and nicely refurbished semi detached bungalow which is located on this small cul-de-sac of similar properties catering for the over 55's standing within this popular and well established residential area.

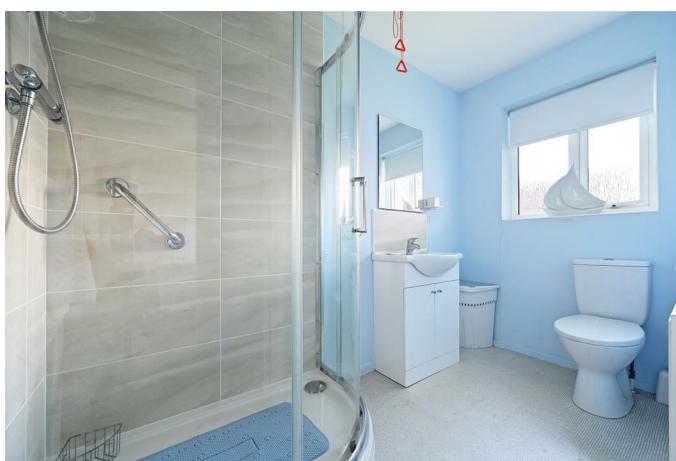
There are a good range of amenities within reach including shops and park off Pentland Road. The property is offered for sale with no upward chain and vacant possession and benefits from gas fired central heating, newly installed upVC double glazing and briefly comprises: hall with good size store cupboard, lounge with patio doors to the communal gardens and small patio, well equipped kitchen which along with the excellent shower room has been refurbished. Double bedroom with built in wardrobes to one wall, dining room or second bedroom.

Off road parking along with attractively set out communal grounds.

Lease information : Term 65 years. It should be noted that the price represents a 70% ownership of the property and that the remaining 30% is leased from The Guinness Partnership at a rent of £95.45 per month which includes maintenance of the gardens and grounds and buildings insurance.



- Attractively presented and nicely refurbished
- Sensibly priced - 70% shared ownership with the Guinness Partnership
- Two bedrooms
- Excellent kitchen and shower room
- Superb communal gardens
- Off road parking
- uPVC double glazing and gas central heating
- EPC: D
- Council Tax Band- B
- Leasehold - Maintenance/service charge /rent £115.29 per month (includes building insurance)



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APPROXIMATE GROSS INTERNAL AREA = 57.2 SQ M / 616 SQ FT

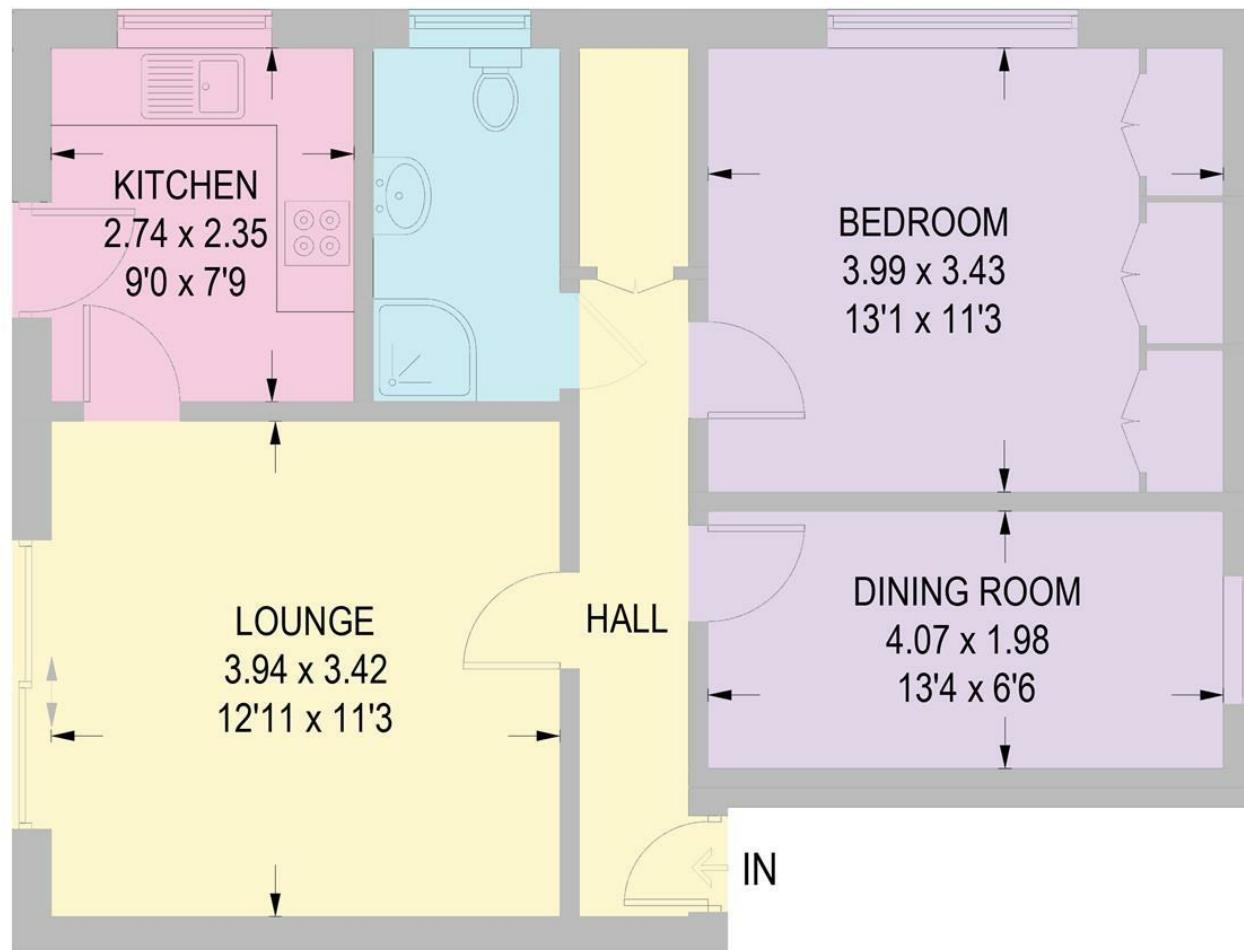


Illustration for identification purposes only,
measurements are approximate, not to scale.

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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