



40 Princess Road, Dronfield, S18 2LY

Saxton Mee



# 40 Princess Road

## £155,000

Set away from the main thoroughfare yet being well placed for a host of amenities, this excellent two bedroomed mid terrace house is ideal for the first time buyer, single person/couple and stands within easy reach of renowned nearby schooling, Co-Op, bakery/deli along with the Greendale Shopping Centre and train station.

Offered for sale with vacant possession and no upward chain the double glazed accommodation has gas fired central heating via an Ideal combination boiler fitted in 2018 and briefly comprises: front sitting room with wood flooring, fitted kitchen, landing, good size main bedroom, second bedroom ideal as a home office/nursery and bathroom having a white three piece suite. There is access to the loft space which has a light and is part boarded.

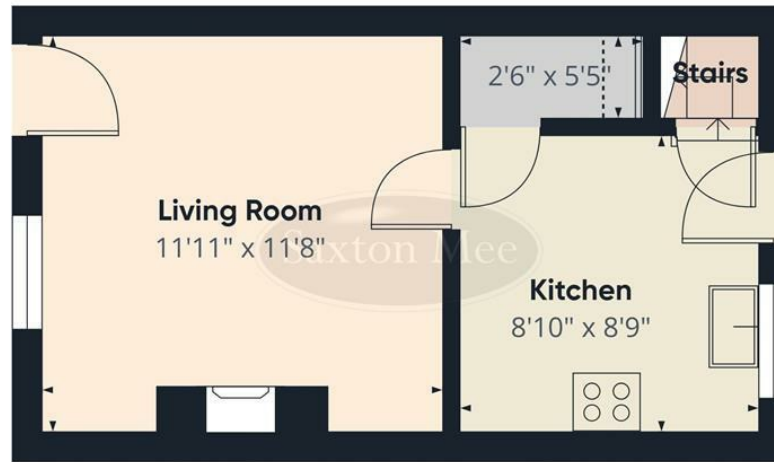
Good size mainly lawned rear garden with recent timber shed.



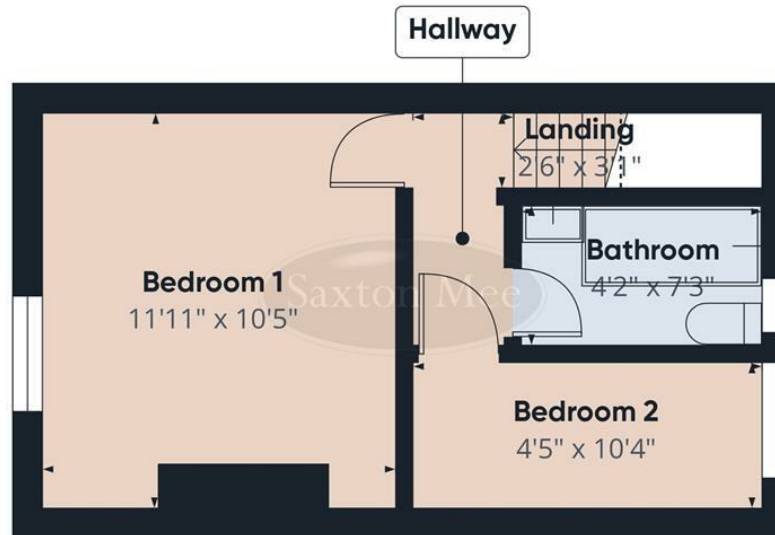
- Ideal for the first time buyer/single person or couple
- Most convenient location
- Double glazing and gas central heating via an Ideal combination boiler fitted in 2018
- Vacant possession - no upward chain
- Good size lawned garden
- Fitted kitchen
- Viewing recommended
- EPC:
- Council Tax Band: A
- Tenure: Freehold







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

459 ft<sup>2</sup>

**Reduced headroom**

3 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.

GIRAFFE360

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.'

Banner Cross

T: 0114 268 3241

E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield

T: 01246 290992

E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage

T: 01433 650009

E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell

T: 01629 815307

E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock

T: 01629 828250

E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

**Saxton Mee**