



21 The Ridgeway, Coal Aston, Dronfield, S18 3BY

Saxton Mee

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Coal Aston

Price Guide

£280,000

Guide price £280,000 - £290,000 NO CHAIN

Standing within easy reach of a good range of local amenities in this highly sought after residential location and offered for sale with no upward chain and vacant possession, is this well presented two bedroomed detached bungalow being ideal for the retired.

The property has the benefit of gas fired central heating from the combination boiler in the loft and double glazing with the accommodation briefly comprising of an entrance hall, lounge with feature fireplace and doors leading into the sun room which in turn overlooks the rear garden. Kitchen with a range of fitted units, double bedroom one with fitted wardrobes and drawers and bedroom two again having fitted wardrobes to one wall. Wet room with electric shower.

Driveway with ample off road parking and covered car port. Generous well established rear garden with paved patio seating area, and lawn.



- Perfect for the retired or couple
- Sought after residential location
- Level well established gardens to the rear
- Double glazing and central heating via a combination boiler
- No chain and vacant possession
- Garage, car port and ample parking
- EPC: D
- Council Tax Band: C
- Tenure: Leasehold
- NO CHAIN





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
845 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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