



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⁽¹⁾
459 ft²
Reduced headroom
3 ft²

(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.

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