

17 Holborn Avenue, Dronfield, S18 2NA

Saxton Mee

17 Holborn Avenue

Offers Around

£265,000

Sensibly priced reflecting the need for general modernisation is this nicely proportioned three bedroomed semi detached house which is favourably located close to the centre of the town, renowned local schooling and train station.

The property offers gas fired central heating and double glazing and briefly comprises: reception hall, living room with bay window and fireplace, fitted kitchen with walk in pantry store, dining room which would lend itself to being opened through into the kitchen, garden room good sized utility room with door into the garden.

First floor landing off which opens two double bedrooms, third single bedroom and shower room/WC.

Outside: block paved driveway, attached single garage with up and over door. Private rear garden which is low maintenance and backs onto the local allotments.

- Sensibly priced reflecting the need for upgrading
- Three bedrooms and separate dining room and utility
- Overlooking allotments at the rear
- Well placed for a host of local amenities
- Close to schools, supermarkets and train station
- Double glazing and central heating
- Drive and garage
- No upward chain with vacant possession
- EPC
- Council Tax Band: B Tenure: Freehold









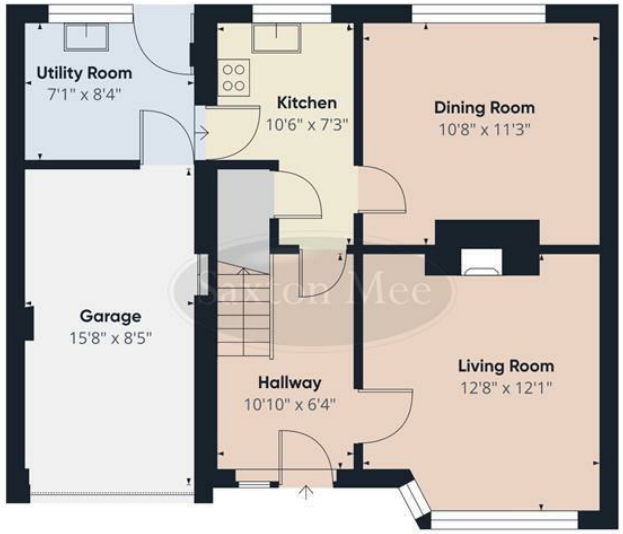




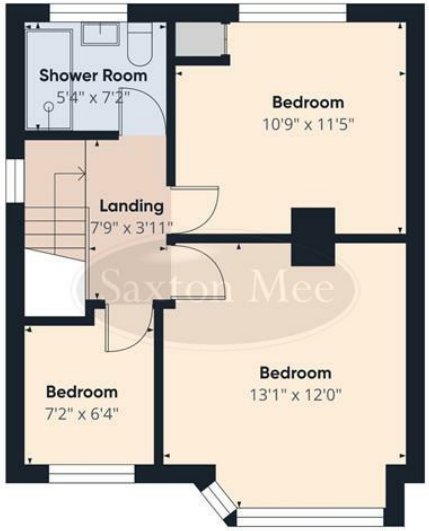








Floor 0



Floor 1



Approximate total area(1)

997 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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