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6 Byron Close, Dronfield, S18 1NG

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## Guide Price £250,000

GUIDE PRICE £250,000 - £260,000

Nestled in the charming cul-de-sac of Byron Close, Dronfield, this delightful two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and well-appointed home having new carpets and hard flooring. The property is well presented throughout, showcasing a modern aesthetic that is both inviting and functional.

Upon entering the newly tiled kitchen you will have a outlook over the rear garden. The inner hallway then provides access to the rest of the accommodation including a spacious living room that serves as the heart of the home, perfect for relaxation or entertaining guests and flows through to the rear sun room. The bungalow features two generously sized bedrooms, providing ample space for rest and privacy. The modern shower room is a notable highlight, offering a stylish and contemporary finish that enhances the overall appeal of the property.

For those with vehicles, the property boasts off-road parking along with the convenience of an integral garage, ensuring that your parking and storage needs are well catered for. The private rear garden is a lovely outdoor space, ideal for enjoying the fresh air or hosting gatherings with family and friends.

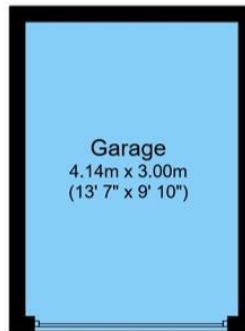
One of the key advantages of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer, downsizing, or seeking a peaceful retreat, this bungalow offers a perfect blend of comfort and convenience in a desirable location. Do not miss the chance to make this charming bungalow your new home.

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**Floor Plan**

Floor area 65.9 sq.m. (710 sq.ft.) approx



**Garage**

Floor area 12.4 sq.m. (134 sq.ft.) approx

Total floor area 78.3 sq.m. (843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**General Remarks**  
GENERAL REMARKS

**TENURE**

This property is long Leasehold with a term of 800 years from 25/03/1966 at a ground rent of £25 per annum.

**RATING ASSESSMENT**

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

**VACANT POSSESSION**

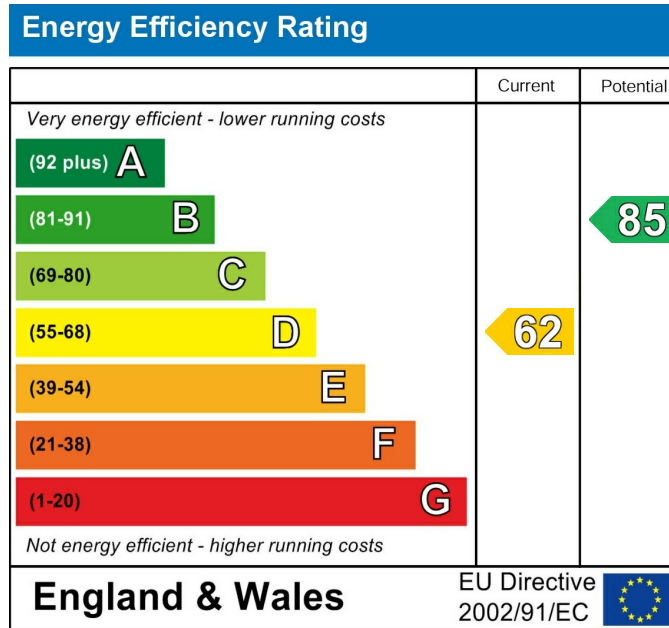
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









