

# 13 42 Fanshaw Road, Dronfield S18 2LB

## GUIDE PRICE £90,000

VACANT HOUSE

- Three bedroom inner terrace
- In need of modernisation
- Gas central heating and uPVC windows
- Modern roof covering
- Popular location
- Level rear garden and store
- Potential for owner occupation or investment

### Ground Floor

Sitting Room 3.71m x 3.62m  
 Inner Lobby  
 Dining Kitchen 3.69m x 3.78m  
 Cellar Head

### Basement

Cellar

### First Floor

Landing  
 Front Bedroom One 4.15m x 3.72m  
 with under stairs closet  
 Rear Bedroom Two 2.94m x 2.37m  
 Bathroom 2.94m x 1.71m with white  
 suite

### Second Floor

Attic Bedroom 4.17m x 3.27m

### Outside

Forecourt  
 Rear block paved area  
 Level rear garden  
 Brick built store

### EPC Rating

A full copy of the EPC will be  
 available to view via our website

### VIEWING

Tuesdays 15th, 22nd & 29th August  
 at 9.30am prompt  
 Thursdays 17th, 24th & 31st August  
 at 9.30am prompt

**SOLICITORS** Taylor & Emmet LLP  
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