

bothams

1871



3 & 3a Chesterfield Road, Dronfield, S18 2XA

Offers In The Region Of £225,000





# 3 & 3a Chesterfield Road

Dronfield, S18 2XA

- Attractive mixed use premises in a highly desirable central Dronfield location close to the Train Station and main bus routes.
- Well presented upper floor one bedroom flat – currently let and income producing
- Ideal opportunity for investors or owner occupiers seeking flexibility and strong potential
- Versatile ground floor commercial unit – currently vacant and ready for occupation
- Charming and secluded rear courtyard garden – a rare feature for this property type
- Early viewing strongly recommended to appreciate the quality and space on offer

A rare opportunity to acquire beautifully presented freehold premises in the heart of Dronfield – a viewing is essential to appreciate the quality of the accommodation on offer.



3 and 3a Chesterfield Road

The Accommodation

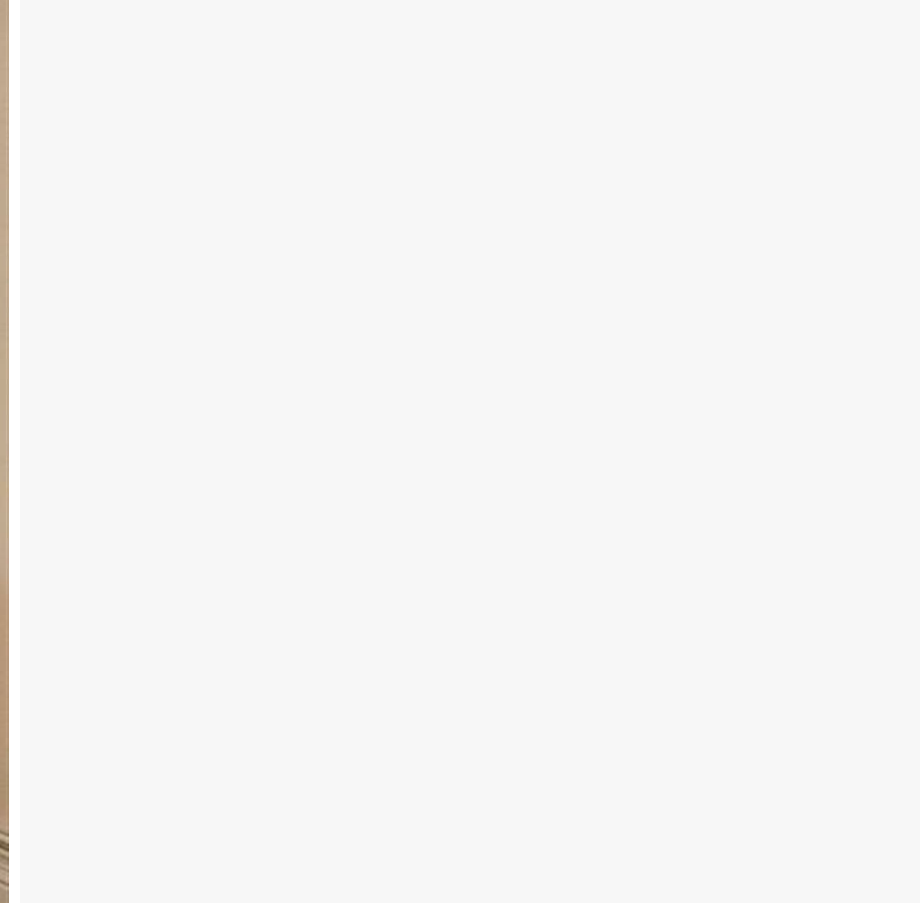
Ground Floor – Commercial Unit

Upper Floors – Residential Flat

Outside

Material Information





Directions

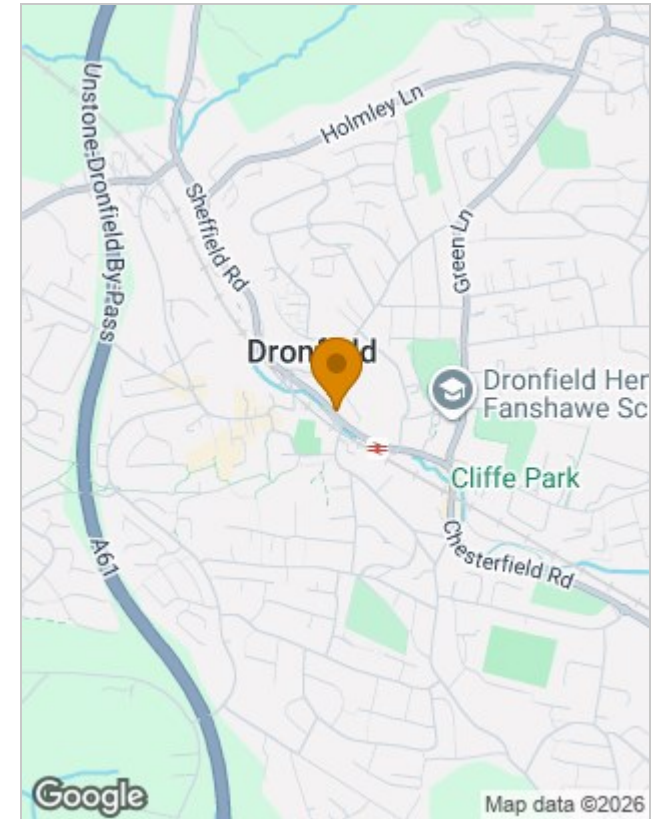




## Floor Plans



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.