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# 2 Bed Bungalow In Ullswater Park, Dronfield, Woodhouse, S18 8NL £175,000











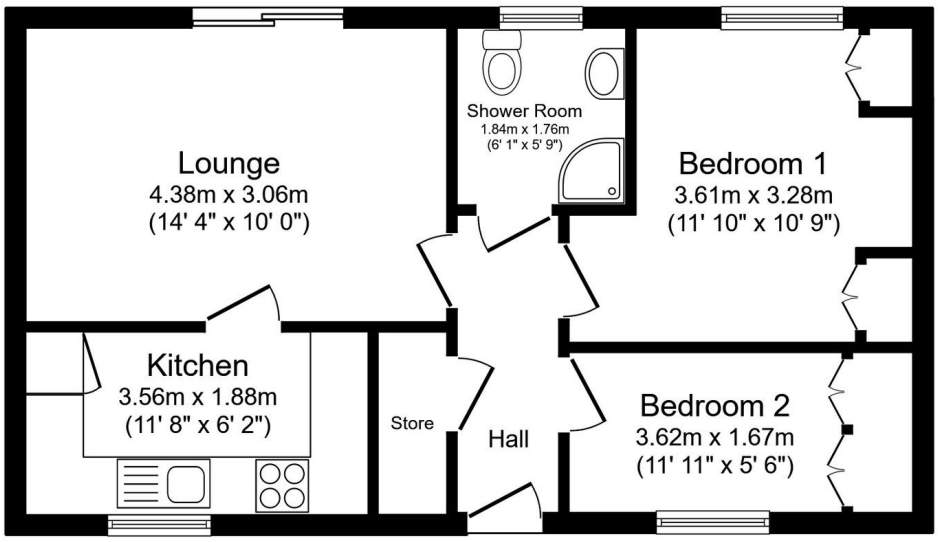

# SHORT DESCRIPTION

Property Ref: 13277 Council tax:B This is a sought after area within walking distance of Dronfield Town Centre with a lovely community feel.The main bus route into Sheffield, Chesterfield and Dronfield Town Centre is a very short walk from the house.Dronfield town has several good shops, pubs and restaurants and its own train station 20 minutes drive into the larger City of Sheffield with its abundance of shops, restaurants and culture. Excellent local schools..

| 2 | 1 | 1 |
|---|---|---|
| **Bed Room(s)** | **Bath Room(s)** | **Living Room(s)** |

# FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.




Total floor area 46.6 m² (502 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

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.




The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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