



11 Wadbrough Road, Botanical Gardens, Sheffield, S11 8RF





# 11 Wadbrough Road

## Botanical Gardens

Guide Price

# £330,000

GUIDE PRICE £330,000 - £350,000

Situated on this very popular road in an excellent location within a short walk of the excellent shops and restaurants on Ecclesall Road and easy walk of the very popular Botanical Gardens, a larger style, four Bedroom, two Bathroom, Victorian bay-windowed Villa Terraced property with a good sized south facing rear garden. The property has been an excellent investment and has an HMO license for five but also would make a superb family home.

Side Entrance Hall, Bay-windowed Sitting room with original feature Marble Fireplace, separate Dining room and well fitted offshot Kitchen. On the first floor; two excellent Double Bedrooms and large landing, Bathroom with full suite and separate Shower room. On the second floor; two further double Bedrooms both with Velux roof lights. Outside to the front; forecourt and to the rear; brick built store place and long southerly facing garden.

Well placed for the excellent shops, supermarkets and restaurants on Ecclesall Road, within a good catchment area for schools and public transport with the popular and famous Botanical Gardens at the top of the road.

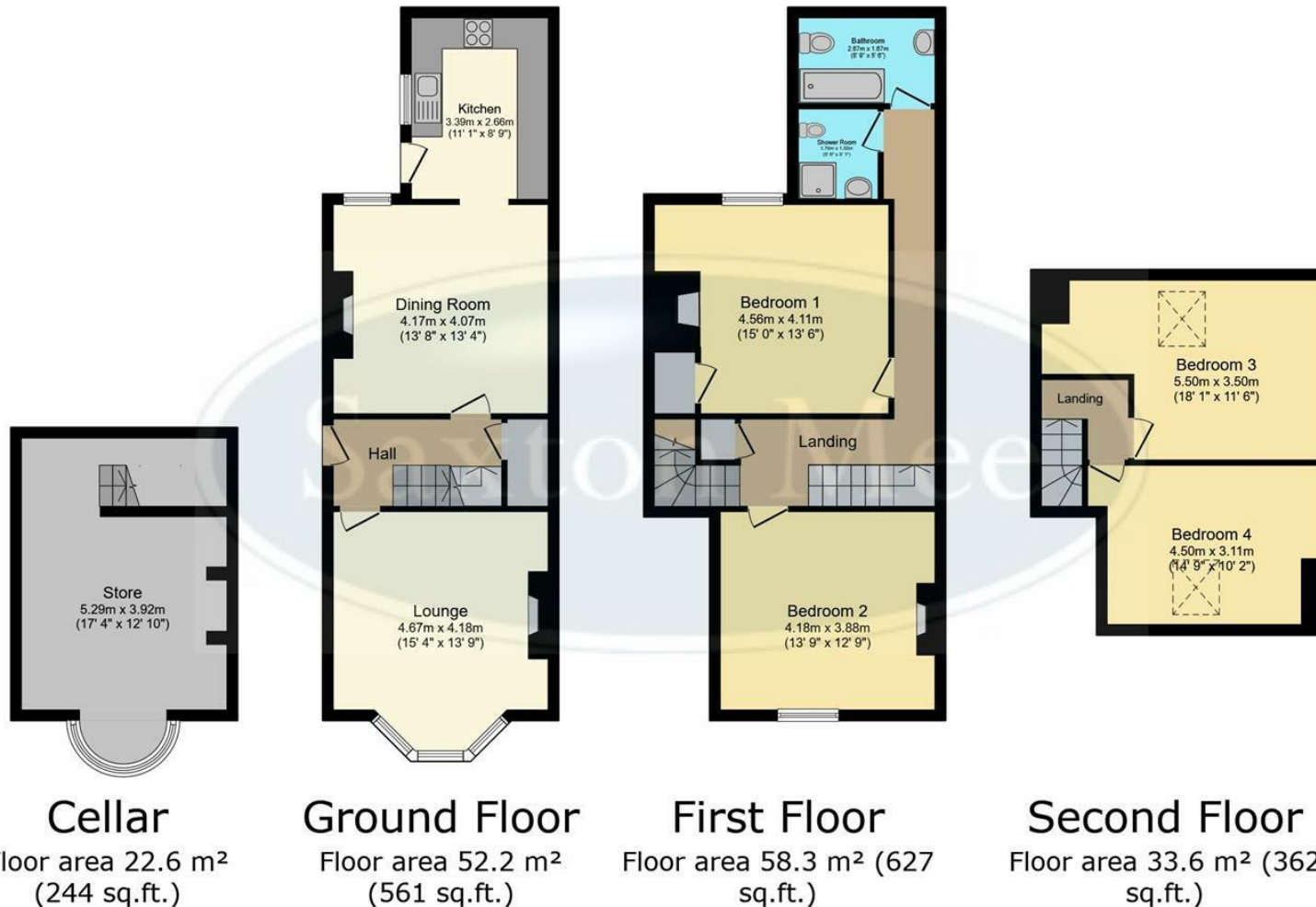


- Four Bedroom, Two Bathroom Bay-windowed Victoria Terrace
- For Sale with Immediate Vacant Possession and NO CHAIN
- Property has an HMO License for Five
- Property has Recently Been Let Out and Provides an Excellent Income or Could Easily be a Lovely Family Home
- Has the Benefit of a New Roof in Recent Years
- Lovely Original Marble Fireplace in the Sitting Room
- Good Sized, Long Southerly Facing Rear Garden
- Good Catchment Area for Schools and Well Placed for the First Class Shops and Restaurants on Ecclesall Road
- Tenure: Leasehold
- Council Tax: Band C









**TOTAL: 166.7 m<sup>2</sup> (1,794 sq.ft.)**

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