



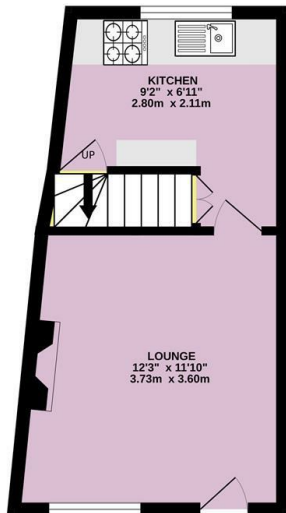
## 456 Fulwood Road, Nether Green, Sheffield, S10 3GH

Asking Price £235,000

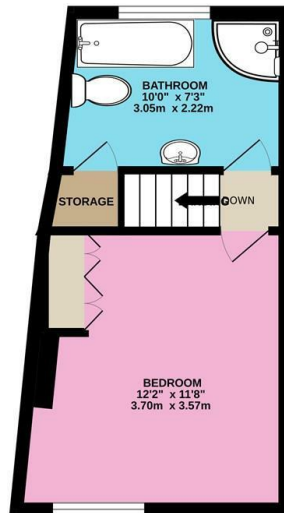
- No onward chain
- Large bathroom
- Plenty of restaurants, pubs and cafes nearby
- Council tax band B
- Beautiful cottage built in 1830
- South-east facing garden
- Short walk to Endcliffe Park and Bingham Park
- Spacious bedroom
- Popular location
- Freehold



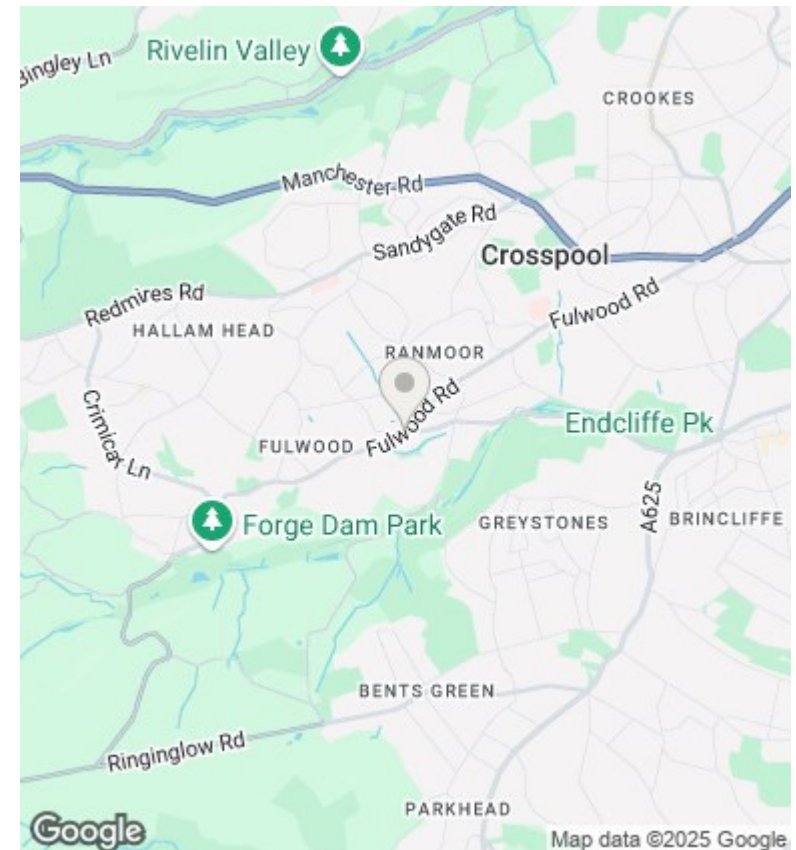
GROUND FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



1ST FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 449 sq.ft. (41.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	