



HUNTERS[®]
HERE TO GET *you* THERE

308 Gervase Avenue, Lowedges, Sheffield, S8 7PH

308 Gervase Avenue, Lowedges, Sheffield, S8 7PH

Asking Price £130,000

Located on the cul-de-sac of Gervase Avenue in Sheffield, this three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-designed layout, featuring an internal living room and further sun room that invites natural light, creating a warm and welcoming atmosphere.

The modern fitted kitchen is a highlight of the home, offering a stylish and functional space located to the front of the property. The kitchen is perfect for both everyday meals and entertaining guests. The property is neutrally decorated throughout, allowing for personal touches and easy adaptation to your preferred style.

To the first floor are three bedrooms along with the bathroom which is tastefully designed in white, providing a clean and fresh environment.

Outside, there is a level garden, providing a lovely area for outdoor activities, gardening, or simply enjoying the fresh air. This space is perfect for families or anyone who appreciates a bit of greenery.

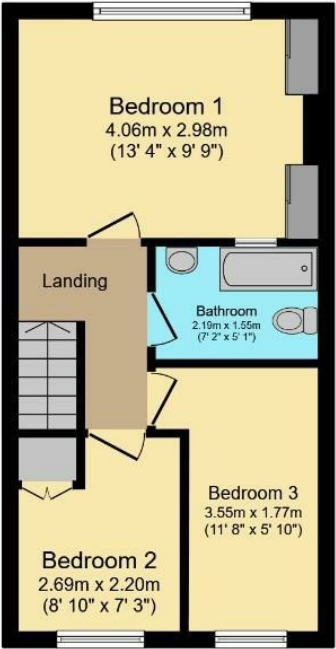
With no onward chain and being freehold, this property offers a straightforward buying process, making it an attractive option for those looking to settle in Sheffield. This home combines comfort, style, and convenience, making it a must-see for anyone in search of a new residence.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor

Floor area 46.4 sq.m. (500 sq.ft.) approx

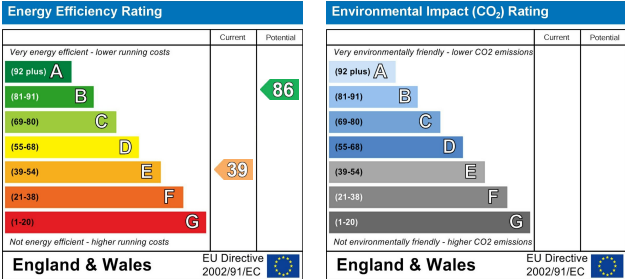


First Floor

Floor area 33.8 sq.m. (364 sq.ft.) approx

Total floor area 80.2 sq.m. (864 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by Focal



General Remarks
GENERAL REMARKS

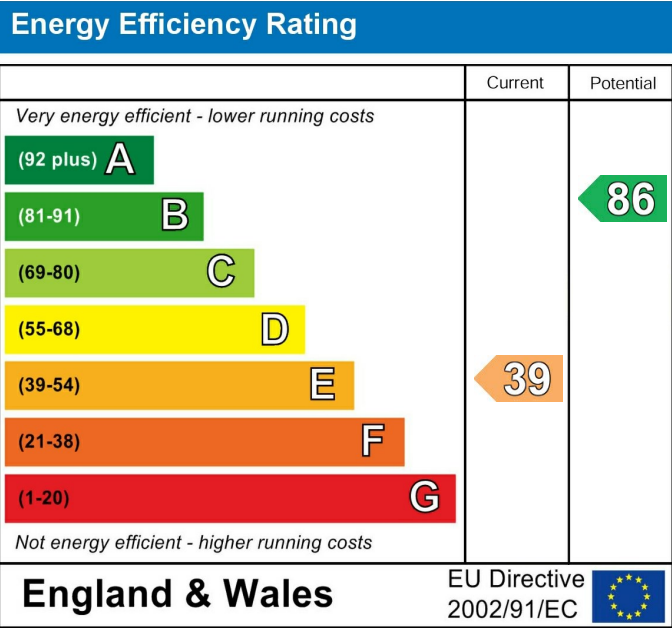
TENURE
This property is Freehold.

RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

