







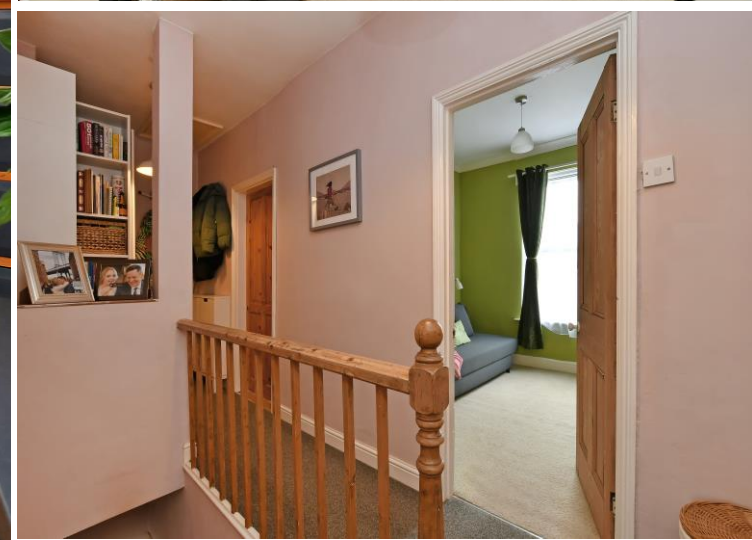
## 65 Tavistock Road

Nether Edge • Sheffield • S7 1GF

Guide Price £220,000 - £230,000

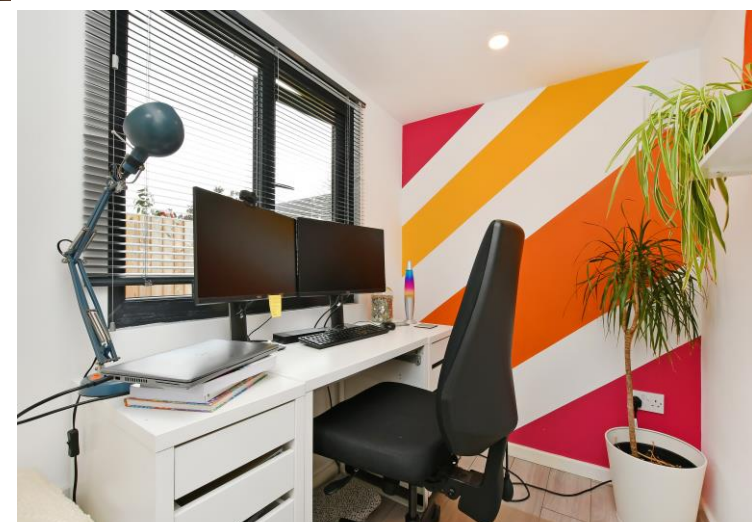
A superb and generously proportioned two double bedroom terraced house located in the sought after area of Nether Edge. The property has been decorated and appointed to a high standard, has a fabulous garden home office, attractive kitchen with built in appliances, generous bathroom, gas central heating with combination boiler, uPVC double glazing and a lovely rear garden with decked terrace. The accommodation comprises: Living room with feature fireplace having a log burner, shelving to one side of the chimney breast and polished wooden floor. Inner lobby. Breakfast kitchen having a range of white shaker units complemented by oak worktops, hob, oven, extractor, integrated dishwasher, space and plumbing for a washing machine, downlighters, laminate flooring and access to the cellar. To the first floor there is a generous landing. Bedroom 1 with polished wood floor and fitted rustic pine wardrobe with cupboards above. Double bedroom 2. Bathroom having a white suite, shower over the bath, chrome ladder radiator, part tiled, downlighters and wall light. Front garden with privet hedging. Delightful rear garden with flagged pathway, pebbled area, a variety of shrubs and bushes, decked entertaining area and a secure bespoke garden home office with sedum roof, insulated, power, lighting and underfloor heating. Tavistock Road is well-placed for local shops and amenities, schools, local parks, recreational facilities and access to the city centre, hospitals, universities, and the Peak District.





- Two Double Bedroom Terrace
- Fabulous Garden Office
- Feature Fireplace With Log Burner
- Built-In Kitchen Appliances
- Cellar

- uPVC Double Glazing
- Gas Central Heating With Combination Boiler
- Freehold
- Council Tax Band A
- Excellent Amenities & Transport Links





# 65 TAVISTOCK ROAD

APPROXIMATE GROSS INTERNAL AREA = 67.5 SQ M / 726 SQ FT

CELLAR = 15.0 SQ M / 161 SQ FT

OFFICE = 3.5 SQ M / 38 SQ FT

TOTAL = 86.0 SQ M / 925 SQ FT

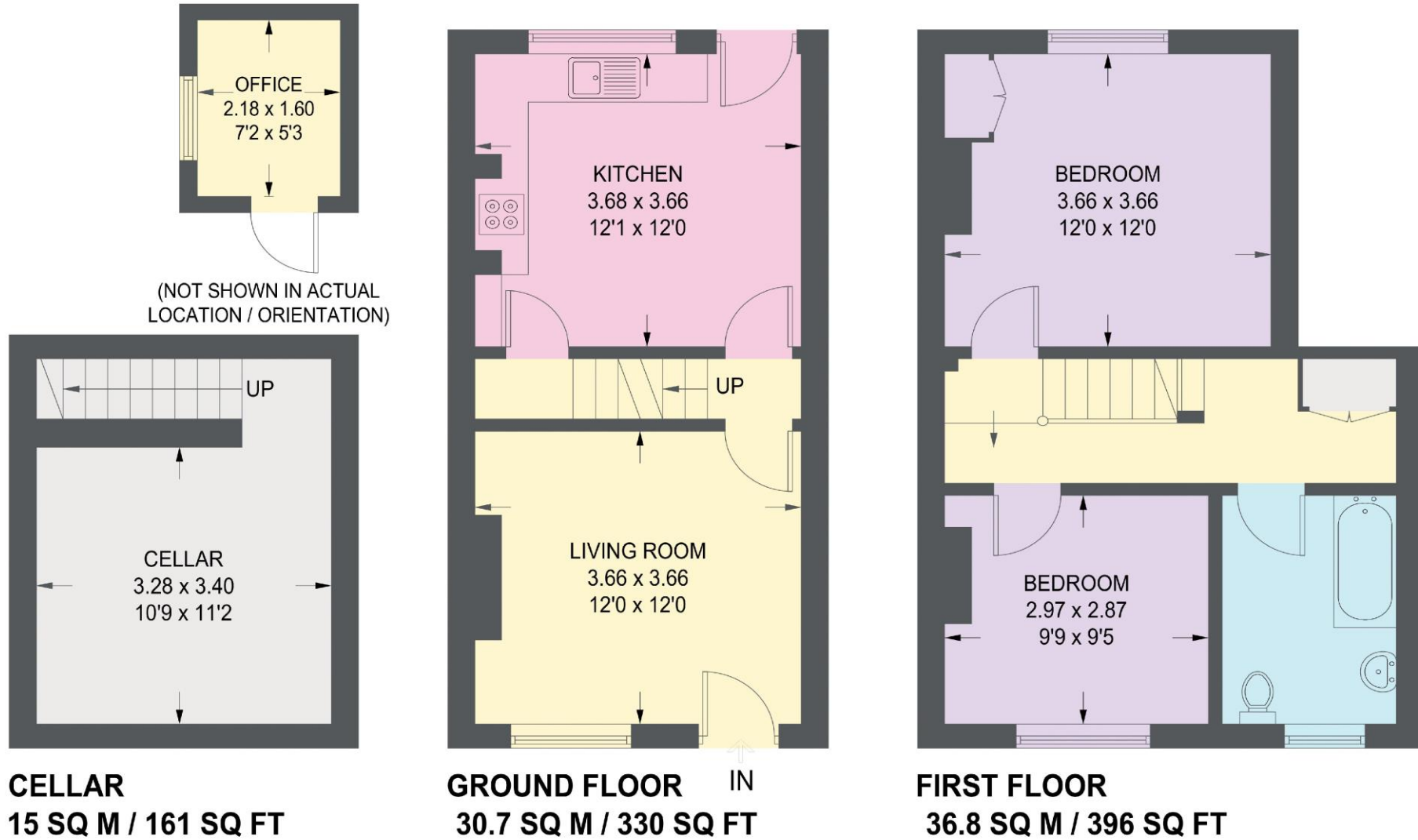


Illustration for identification purposes only, measurements are approximate, not to scale.



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