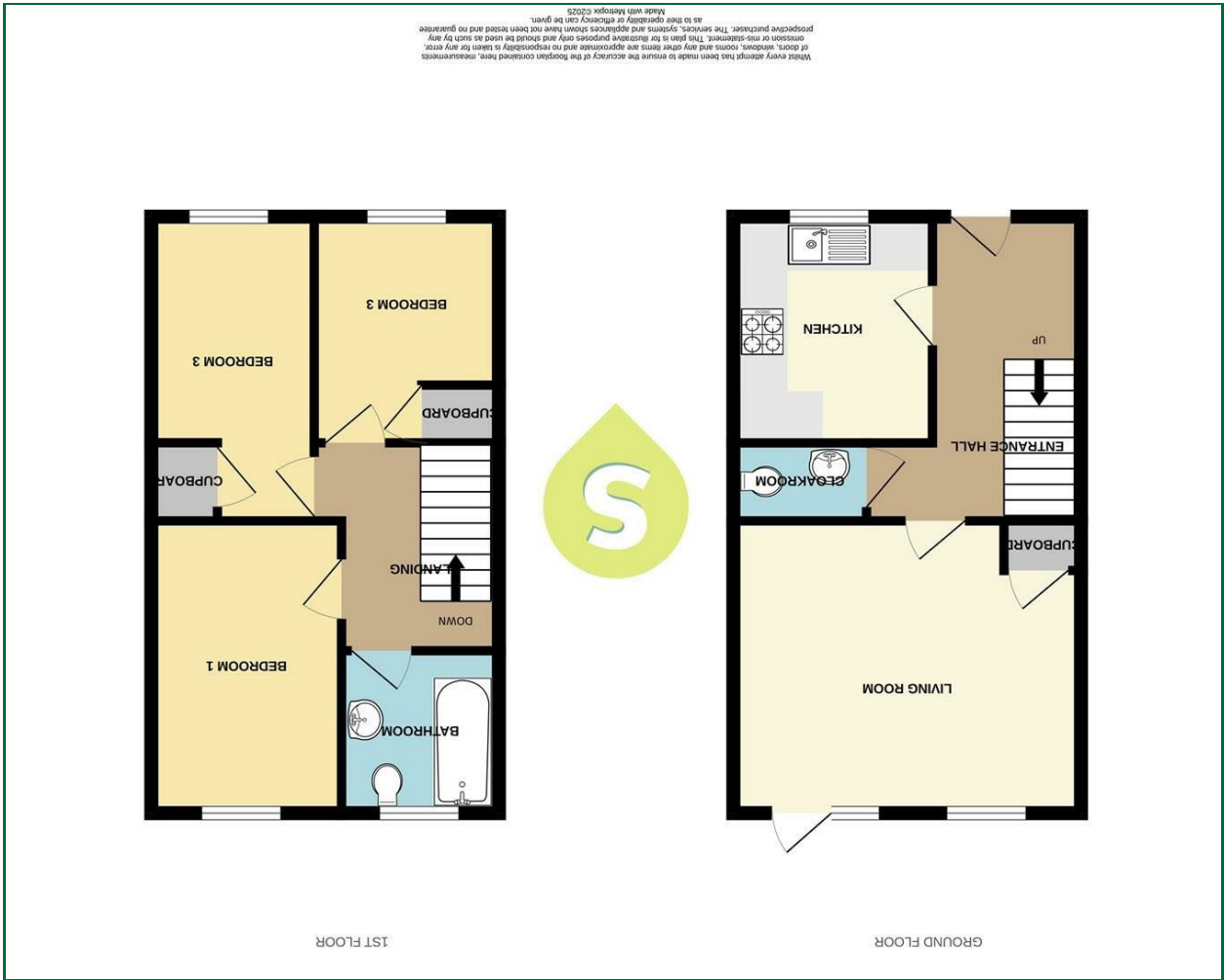




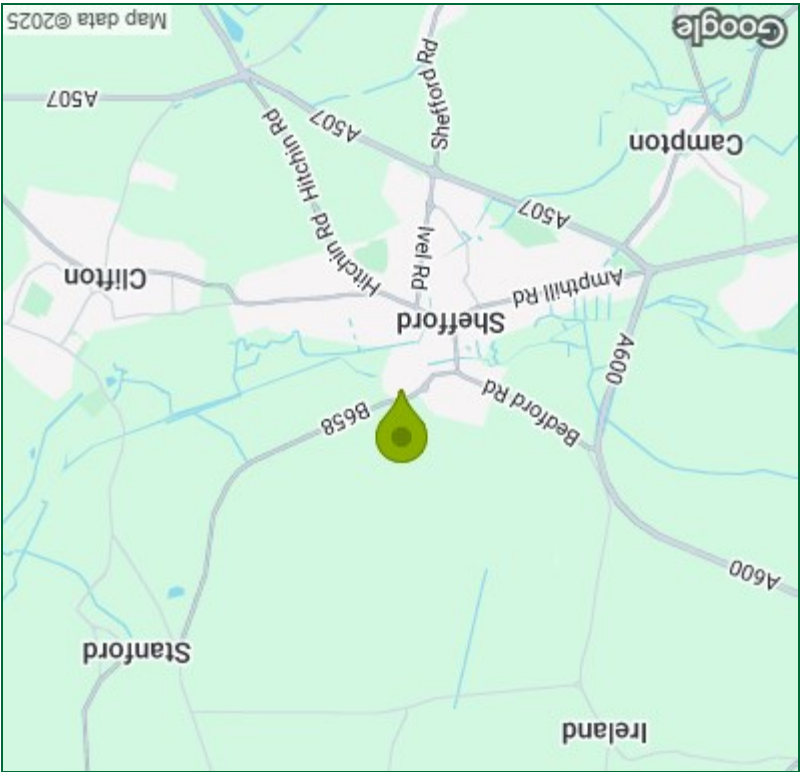
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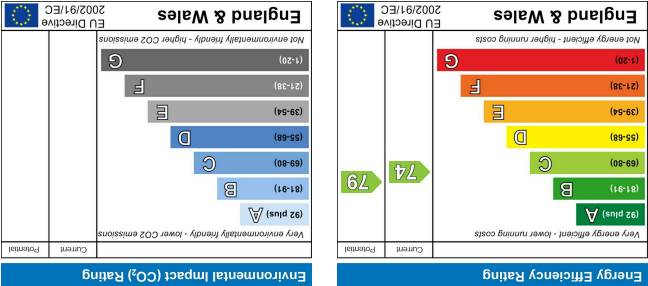
Floor Plan



Area Map



Energy Efficiency Graph



If you wish to arrange a viewing appointment for this property or require further information. Please contact our Sheffield Office on 01462 814087

Viewing

22 High Street, Sheffield, Bedfordshire, SG17 5DG
Tel: 01462 814087 Email: enquiries@sheridans-estates.com https://www.sheridans-estates.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Entrance Hall
Stairs leading to first floor, radiator, entrance door.

Kitchen
9'6" x 8'4"
Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven, hob with extractor hood over, plumbing for washing machine, window to front.

Cloarkroom
White suite comprising of low level w.c, wash hand basin, radiator.

Living Room
14'2" x 12'1"
Window and door to rear, garden, radiator, under stairs cupboard.

Landing
Access to loft space.

Bedroom One
12'6" x 8'2"
Window to rear, radiator.,

Bedroom Two
12'7" x 6'10"
Window to front, fitted cupboard housing wall mounted gas boiler.

Bedroom Three
7'9" x 7'8"
Window to rear, radiator.



Bathroom
White suite comprising of panel enclosed bath with mixer tap and wall mounted shower attachment, part tiled walls, low level w.c, pedestal wash hand basin, radiator, window to rear.

Front Garden
Path leading to front door.

Parking
Parallel parking spaces for two cars.

Rear Garden
A fully enclosed garden with raised decked area, rest laid to decorative stone,

Agent Notes
The property is being sold on a 35% shared ownership basis with Amplius.
The potential purchaser will need to be approved through Amplius.
Full market value is £310,000.
Lease term 99 years from 2014.

Service Charge £ per month.
Rent Charge £ for the remaining 65% un owned.

