

45 Camm Street, Walkley, Sheffield, S6 3TR
£1,250 PCM
Council Tax Band: B



An incredible three double bedroom, three bathroom modern end terrace house which has been built to the highest standard boasting bright and spacious rooms. Situated within walking distance to the ever-popular South Road with its wealth of amenities including a supermarket, cafes, pubs and excellent transport links to the Universities, Hospitals and City Centre, the property could not be better located and is perfect for professionals. With highlights including modern and stylish fittings and décor throughout, far reaching views, ample roadside parking and an enclosed, south-facing rear decked garden. In brief, the property comprises; Entrance Hallway, spacious Lounge with storage cupboard, Dining Kitchen with integrated appliances and a Downstairs WC. To the first floor there is a landing area, Master Bedroom with En-Suite shower room and a Family Bathroom. To the second floor there is a landing area and two double Bedrooms. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. Call Archers Estates to view! Council Tax Band B, Holding Fee is £288.00. Full Deposit Due is £1442.00




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Total area: approx. 89.6 sq. metres (964.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

45 Camm Street, Sheffield

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 84 | 95 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |