

330 Exeter Drive, Broomhall, Sheffield, S3 7TY
£75,000

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Council Tax Band: A

A modern styled one bedroom ground floor flat which is located within close proximity of the city centre and is ideal for first time buyers or landlords! Situated near to a wealth of shops, cafes, restaurants and all the city centre/Ecclesall Road has to offer, there are also excellent transport links including the Supertram and Bus routes close by. Spacious throughout, the property has a balcony off the open plan living room and communal parking to the rear to name a few highlights. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway with storage cupboard, an open plan living room/kitchen with access to the balcony, a double sized bedroom and a bathroom with modern suite. Outside, the property is surrounded by communal grounds with parking bays behind. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit! Leasehold tenure, 115yrs remain on the lease. Service charges are £430 per annum, Ground rent is £10 per annum. Council Tax Band A.

Entrance Hallway

Access to the property is gained through a composite entrance door which leads directly into the hallway. Having laminate flooring, a radiator and a useful walk in storage cupboard. The room opens to the living room and doors lead to the bedroom and bathroom.

Open Plan Living Room/Kitchen

A bright and spacious living space which has ample space for seating, a large upvc double glazed window overlooking the communal grounds, a side facing upvc door leading to the balcony, laminate flooring and a radiator. To the kitchen area there are modern styled fitted wall and base

units with a laminate worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. With an integrated electric oven and space for a fridge freezer and washing machine.

Balcony

Accessed off the lounge area, the balcony is covered and offers views over the communal area.

Bedroom

A spacious bedroom which has a radiator, laminate flooring and a upvc double glazed window.

Bathroom

Having a modern suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc.

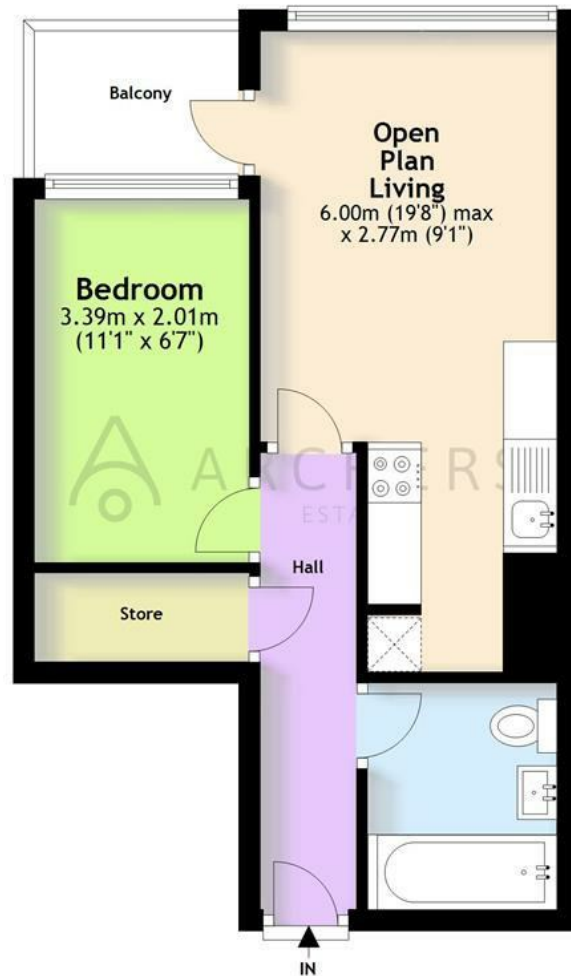
Having a chrome towel radiator, tiled walls and tiled flooring.

Outside

The development is set within communal grounds and there is ample parking available to the rear.

Ground Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



Total area: approx. 31.9 sq. metres (343.7 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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	