

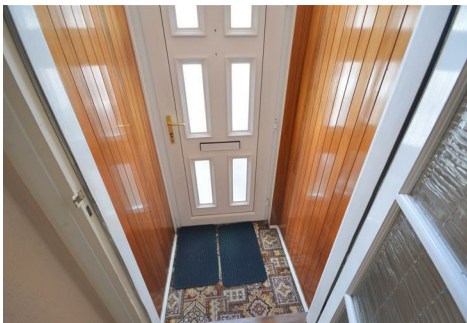
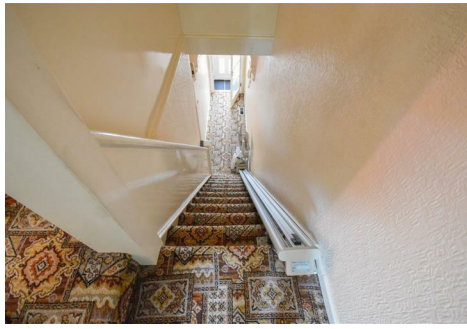
## Marketing Preview



**103 Fraser Road, Sheffield, S8 0JH**

**£270,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



NO CHAIN!! Don't miss your opportunity to purchase this three bedroomed terrace property which is situated in the popular location of Woodseats. Offering extended off shot kitchen, private rear garden and four useful cellars. Close to good school catchments, public transport links and City Centre. Perfect for first time buyers!!

## SUMMARY

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## PORCH/HALLWAY

Enter through UPVC door into porch which leads to spacious hallway with neutral decor, ceiling light and carpet flooring.

## LOUNGE 12'2" x 11'3"

A open plan lounge with carpet flooring and neutral decor. Ceiling light, radiator and bay window. Opening to dining room.

## DINING ROOM 12'2" x 12'3"

Great extra living space with contunied decor from lounge, ceiling light and window. Door to kitchen.

## KITCHEN 10'9" x 8'10"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Space for fridge, freezer, oven and washing machine. Ceiling light, two windows and UPVC door to rear garden. Access to cellar which boasts massive of potenital.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, over stairs storage and access to loft. Doors to three bedrooms and bathroom.

## BEDROOM ONE 11'8" x 12'4"

A spacious double bedroom with carpet flooring, neutral decor and built in wardrobe. Ceiling light and window.

## BEDROOM TWO 11'5" x 11'8"

A second double bedroom with carpet flooring and built in wardrobes. Ceiling light and window.

## BEDROOM THREE 8'11" x 6'10"

A generous sized single/small double bedroom with carpet flooring and built in wardrobe. Ceiling light and window.

## BATHROOM 5'2" x 8'4"

Comprising of bath with electric shower, glass shower screen, pedestal sink and close coupled WC. Spot lighting, extractor fan and obscure glass window. Carpet flooring and tiled walls.

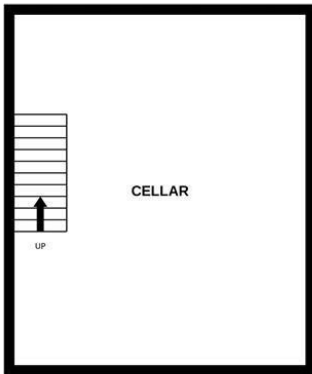
## OUTSIDE

The property has a low maintenance garden with patio and steps to lawn. Door to outside WC.

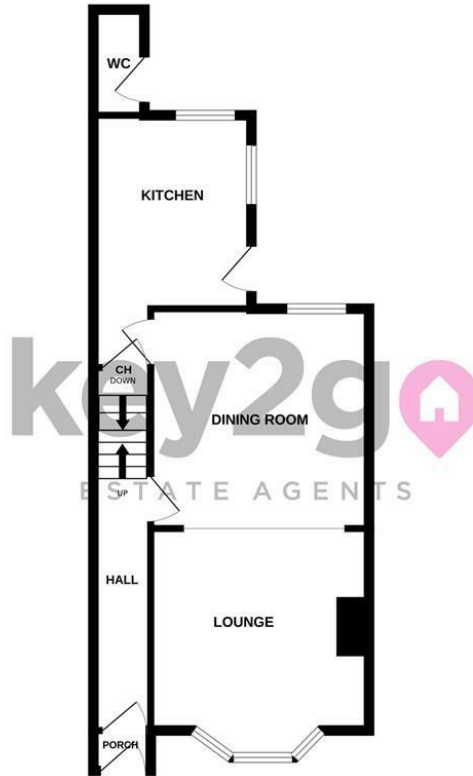
## PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- HOT AIR SYSTEM CONTROLLED BY THERMOSTAT
- COUNCIL TAX BAND B

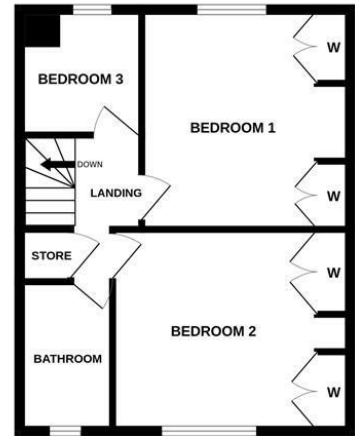
BASEMENT  
342 sq.ft. (31.7 sq.m.) approx.



GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk