

## Marketing Preview



**32 Edmund Avenue, Sheffield, S17 4RN**

**£200,000**

**Bedrooms 2, Bathrooms 2, Reception Rooms 1**



CHAIN FREE!! A fantastic and unique opportunity to rent this stunning and recently renovated, two bedroomed terrace house located in a highly sought after area. Having off road parking and a ensuite to the master bedroom. Close to a range of local amenities and with fantastic road links to Chesterfield, Sheffield and The Peak District! Ideal for a single person or couple!

## SUMMARY

CHAIN FREE!! A fantastic and unique opportunity to rent this stunning and recently renovated, two bedroomed terrace house located in a highly sought after area. Having off road parking and a ensuite to the master bedroom. Close to a range of local amenities and with fantastic road links to Chesterfield, Sheffield and The Peak District! Ideal for a single person or couple!

## HALLWAY

Having mosaic effect flooring and white walls. Spotlighting, vertical radiator and stair rise to the first floor. Brand new door into the living room.

## LOUNGE 10'0" x 12'7"

Having white walls, brand new grey carpet and plug sockets for the TV on the wall. Spotlighting, vertical radiator and bay window with grey fitted wood effect blinds. Smoke alarm and thermostat on the wall.

## KITCHEN 13'3" x 8'9"

A brand new kitchen with ample wall and base units, worktops and tiled splash backs. Sink and basin unit with a mixer tap. brand new oven, electric hob and electric extractor fan. Spotlighting, radiator and window. White walls, wood effect flooring and plug socket for a TV on the wall. Door to the WC and door onto the garden.

## STAIRS/LANDING

Stair rise to the first floor landing with brand new light grey carpeted flooring, smoke alarm, white walls and spotlighting.

## BEDROOM ONE 9'10" x 11'5"

A double bedroom with newly fitted grey carpeted flooring, white walls and socket for a TV on the wall. Spotlighting, radiator and window to the front with fitted blinds. Door to the ensuite.

## ENSUITE 5'0" x 4'8"

Having a shower cubicle, sink and basin unit and WC. Spotlighting and window with fitted blinds. Tiled walls and tiled flooring.

## BEDROOM TWO 10'2" x 7'0"

A second small double/single bedroom with white walls and newly fitted grey carpeted flooring. Spotlighting, radiator and window to the rear with fitted blinds.

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

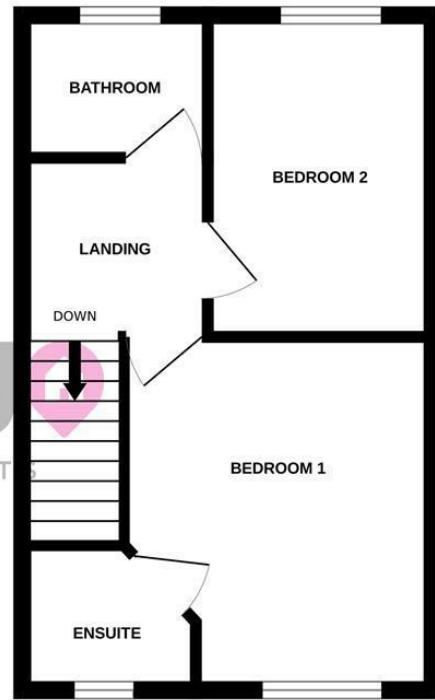
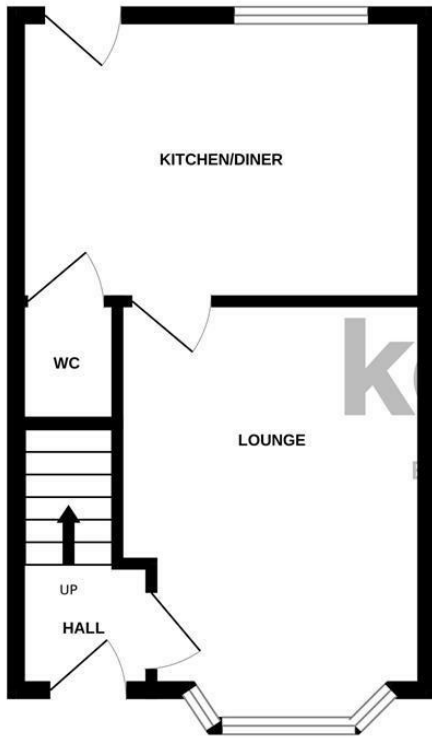
Comprising of a bath with a glass shower screen, sink and WC. Spotlighting, vertical radiator and obscure glass window with a fitted blind. Tiled walls and mosaic effect tiled flooring.

## PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- LEASEHOLD

GROUND FLOOR

1ST FLOOR



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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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	

